

Court File No. CV-23-00707839-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N:

**KEB HANA BANK as trustee of IGIS GLOBAL PRIVATE PLACEMENT REAL
ESTATE FUND NO. 301 and as trustee of IGIS GLOBAL PRIVATE PLACEMENT
REAL ESTATE FUND NO. 434**

Applicant

- and -

**MIZRAHI COMMERCIAL (THE ONE) LP, MIZRAHI DEVELOPMENT GROUP (THE
ONE) INC., and MIZRAHI COMMERCIAL (THE ONE) GP INC.**

Respondents

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

**AFFIDAVIT OF BRENDAN O'NEILL
(Sworn April 2, 2025)**

I, Brendan O'Neill, of the City of Toronto, in the Province of Ontario, **MAKE OATH
AND SAY:**

1. I am a partner with the law firm of Goodmans LLP ("**Goodmans**"), which is counsel to Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as receiver and manager (the "**Receiver**"), without security, of all of the assets, undertakings and properties of Mizrahi Commercial (The One) LP, Mizrahi Development Group (The One) Inc., and Mizrahi Commercial (The One) GP Inc. in the within proceedings under the *Bankruptcy and Insolvency Act*, R.S.C 1985, c. B-3, as

amended. As such, I have knowledge of the matters hereinafter deposed to, except where stated to be on information and belief and whereso stated I verily believe it to be true.

2. A&M was appointed as Receiver pursuant to the Order (Appointing Receiver) (the “**Receivership Order**”) of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) on October 18, 2023. The Receiver retained Goodmans as its counsel in these proceedings.

3. Pursuant to paragraph 24 of the Receivership Order, the Receiver and its legal counsel are to be paid their reasonable fees and disbursements, in each case at their standard rates and charges, whether incurred prior to, on or subsequent to October 18, 2023, as part of the costs of these proceedings. Pursuant to paragraph 25 of the Receivership Order, the Receiver and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are referred to the Court.

4. Attached hereto as Exhibit “A” are copies of the accounts rendered by Goodmans to the Receiver in respect of these proceedings (the “**Goodmans Accounts**”) for the period from October 19, 2023, through March 16, 2025, inclusive (the “**Relevant Period**”). The Goodmans Accounts have been redacted to address matters of confidentiality or privilege.

5. Attached hereto as Exhibit “B” is a schedule summarizing the Goodmans Accounts in respect of the Relevant Period. As shown in the summary, Goodmans incurred fees and disbursements during the Relevant Period totalling \$6,722,310.73, comprised of fees of \$5,917,984.50, costs of \$31,065.18 and taxes of \$773,261.05.


6. Attached hereto as Exhibit “C” is a summary of the respective years of call, where applicable, and billing rates of each of the professionals at Goodmans that rendered services to the

Receiver during the Relevant Period, the hours worked by each such individual, and the average hourly rates for the file. Professionals working less than 20 hours have been aggregated in a single line. As shown in the summary, Goodmans expended a total of 6,844.3 hours in connection with this matter during the Relevant Period, at an average hourly rate of \$864.66.

7. To the best of my knowledge, the rates charged by Goodmans during the Relevant Period are comparable to the rates charged by similar law firms in the Toronto market for the provision of similar services. I believe that the total hours, fees and disbursements incurred by Goodmans during the Relevant Period are reasonable and appropriate in the circumstances.

8. This Affidavit is sworn in connection with a motion by the Receiver for the approval of the fees and disbursements of the Receiver and its legal counsel and for no improper purpose.

SWORN BEFORE ME at the City of
Toronto, in the Province of Ontario on
April 2, 2025.


A Commissioner for taking affidavits
Name: Jennifer Linde
LSO#: 86996A


BRENDAN O'NEILL

THIS IS EXHIBIT "A"
TO THE AFFIDAVIT OF BRENDAN O'NEILL
SWORN BEFORE ME THIS 2ND DAY OF APRIL, 2025



Commissioner for Taking Affidavits



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

November 2, 2023

Our File No. XEBN 232285
Invoice No. 804415

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/19/23	BON	3.60	Review A&M updates and emails/discussions re: key next steps and workstreams; attention to emails/discussions re: Apple settlement; attention to emails/discussions re: Dentons appeal of 15-19 Bloor; attention to emails/discussions re: first draw request under RFCA; attention to emails/discussions with A&M and Torsys re: various communications matters re: Coco and Mizrahi; attention to communications matters re: trades.
10/19/23	CAG	5.70	Emails and telephone calls with A&M re: various communications and Day 1 matters; review and comment on RFCA advance request notice; telephone call with Dentons re: adjoining property owner OLT matters and reviewing issues list; emails with counsel to various stakeholders re: status of matters; interoffice conference with J. Linde re: discussion of various security review matters and finalization of same; interoffice conference with J. Linde re: preparation of RFCA covenant tracker.
10/19/23	DDC	0.20	Correspondence re: security review and RFCA.
10/19/23	HEW	0.60	Emails re: outstanding matters; order searches; update summaries.
10/19/23	JLI	6.40	Preparing chart re: compliance with Receivership Funding Credit Agreement; revising funding request notice; revising draft security review; communicating with internal team re: same.
10/19/23	TDA	0.70	Correspondence re: file; review of factum and affidavit.
10/20/23	BON	5.30	Attention to RFCA compliance chart; attend c/c with CERIECO counsel; attention to emails/discussions and c/c with litigation counsel re: Apple settlement; attention to emails/discussions re: 15-19 Bloor appeal matters; attention to draft communications and approach re: Davenport sales office; attend update c/c with A&M; attention to matters re: HCRA notices; attention to

Date	TKID	Hours	Description
			security review; attention to emails/discussions re: Gamma matters.
10/20/23	CAG	8.70	Review/consider Apple settlement documents and emails with A&M re: same; numerous emails with internal team and A&M re: status update on various matters; telephone call with A&M re: Knightsbridge engagement and review and revising engagement agreement; video conference with Cerieco counsel re: status of litigation and request to lift receivership stay; video conference with Mizrahi counsel re: Apple litigation/settlement emails with Apple counsel and A&M re: same; emails with Fasken re: Keb Hana Canada accounts; emails re: finalization of security review/remaining outstanding searches and issues.
10/20/23	DDC	0.40	Correspondence with J. Linde and C. Armstrong re: security review questions.
10/20/23	HEW	0.80	Emails re: outstanding matters; summarize searches.
10/20/23	HOW	1.70	Emails to and from C. Armstrong; review of endorsement of Justice Osborne.
10/20/23	JLI	7.70	Preparing compliance summary re: Receivership Funding Credit Agreement; reviewing settlement documents re: Apple litigation; attending telephone conference with counsel re: CERIECO litigation; attending telephone conference with counsel re: Apple settlement; attending update telephone conference with A&M team; revising draft security review; reviewing and revising Knightsbridge Project Management Agreement.
10/21/23	BON	0.50	Attention to file administration and key open items tracker.
10/21/23	CAG	0.90	Review/revise updated draft of project manager agreement and emails with J. Linde re: same and distributing to client.
10/21/23	HOW	1.00	Review of legislation regarding new homes
10/21/23	JLI	3.10	Revising Knightsbridge Project Management Agreement; revising compliance summary re: Receivership Funding Credit Agreement; reviewing opinions from counsel re: Apple settlement; summarizing same.
10/22/23	CAG	0.80	Review Apple litigation opinion memos.
10/22/23	JLI	3.30	Researching precedents [REDACTED] reviewing Altus Cost Consulting Agreement.
10/23/23	CAG	9.30	Review and comment on revised security agreement and interoffice conference with J. Linde re: same; review and comment on revised draft of Altus engagement letter and interoffice conference with J. Linde re: same; review/consider various litigation issues and documents (Apple settlement, Cerieco lift stay request, Mappro claim and noise bylaw prosecution) and interoffice conference with M. Dunn re: same and emails and telephone conferences with various stakeholders re: same; review and comment on draft letter to HCRA and reviewing HCRA legislation/regulatory regime.
10/23/23	HOW	0.50	Email from client; email to C. Armstrong relating to Core claim; office conference between H. Wise and C. Armstrong.
10/23/23	JLI	6.80	Revising Altus Cost Consulting Agreement; reviewing notices of application re: Apple litigation; drafting form of Confidentiality Agreement; revising security review; discussing same with C. Armstrong; researching Home Construction Regulatory Authority matters.

Date	TKID	Hours	Description
10/23/23	MSD	2.20	Reviewing material re: apple application and settlement; discussion with C. Armstrong re: litigation matters; reviewing Statements of Claim in actions commenced by Cerieco; identifying issues to address re: various outstanding litigation matters.
10/24/23	BON	2.30	Attention to draft NDA (Receiver & Stakeholders); attention to analysis and discussions re: Apple settlement and CERIECO lift stay matters; attention to draft HCRA response; attention to transfer of KEB Hana bank accounts; attention to discussions and analysis re: POA noise complaint; attention to HCRA matters; attention to Knightsbridge communications matters.
10/24/23	CAG	3.40	Email memo to A&M re: Apple settlement and emails with Osler re: same; multiple emails with A&M re: Apple settlement; review M. Dunn memos on status of various T1 litigation matters; review and comment on draft Confidentiality Agreement; review memo from J. Sloan re: HCRA; emails with Fasken re: Apple settlement/Confidentiality Agreement; telephone calls/emails with A&M re: BlogTo article; telephone call with A&M re: status of various case matters.
10/24/23	JLI	5.20	Revising form of Confidentiality Agreement; researching Home Construction Regulatory Authority matters; reviewing pleadings re: CERIECO litigation; reviewing standard form Residential Sales Agreement.
10/25/23	BON	1.60	Attention to HCRA analysis and emails/discussions re: same; attention to Apple settlement matters; attention to draft Receiver/Stakeholder NDA; attend c/c re: CERIECO litigation matters.
10/25/23	CAG	3.20	Emails/telephone calls with S. Brotman re: NDA; telephone call with A&M re: stakeholder communications; telephone call with A&M re: Apple/KeB Hana/Cerieco issues; emails with Babin firm re: Apple settlement and other case matters; review and comment on draft letter to nuisance complainant and emails with M. Dunn re: same; emails with J. Linde re: revisions to NDA; review summary of Aviva/Westmount matters and emails re: same.
10/25/23	JKI	4.40	Meeting with M. Dunn; attending teleconference call with M. Dunn and Dentons (B. Grossman); preparing chart of ongoing litigation against The One; [REDACTED]
10/25/23	JLI	4.20	Reviewing standard form Residential Sales Agreement; reviewing and responding to correspondence re: receivership matters; updating service list; reviewing deposit insurance documentation; revising Confidentiality Agreement.
10/25/23	MSD	2.90	Reviewing material re: 762 Yonge Complaint; attending phone call with B. Grossman re: nuisance action; drafting letter re: 762 Yonge; considering and analyzing response to Cerieco re: outstanding issues and lift stay.
10/26/23	BON	2.90	Attention to emails/discussions and draft letter re: unpermitted street occupation; attention to analysis and emails/discussions re: Westmount arrangements and agreements; attend c/c with CERIECO counsel re: various litigation matters; attention to HCRA matters; attention to GC payment matters and draft letter re: same.
10/26/23	CAG	3.50	Video conference with Cerieco counsel re: lift stay request/Apple litigation/Dentons issues; emails with KeB Hana counsel re: Apple settlement matters; emails with internal team re: revisions to Aluma engagement, Confidentiality Agreement and stay letter; consider issue re: Aviva/condo insurance and reviewing summary memo from J. Linde; discussion with

Date	TKID	Hours	Description
			Receiver re: various case matters; review/consider issues and correspondence re: HCRA.
10/26/23	JKI	3.50	Revising letter to M. Katzman; updating L:drive folder; researching litigation against The One; updating chart of ongoing litigation against The One; emailing M. Dunn re: same.
10/26/23	JLI	5.10	Preparing agenda for telephone conference with CERIECO counsel; updating service list; attending telephone conference with CERIECO counsel; revising Altus engagement letter; reviewing and responding to correspondence re: receivership matters; drafting letter re: release of funds.
10/26/23	MSD	2.80	Attending discussion with counsel to Cerieco; drafting correspondence to Cerieco re: discrete Dentons mandates; attending discussion with counsel to Mappro; reviewing Mappro allegations.
10/26/23	TDA	0.60	Review of email correspondence re: Westmount/Aviva Agreement; review of Aviva agreement; internal correspondence re: same.
10/27/23	BON	2.90	Attention to draft key open items tracker for A&M; attention to Apple settlement matters; attention to draft RFCA compliance chart; attention to draft Notices and Statements of the Receiver; attention to draft Master Litigation Summary; attention to emails/discussions re: CERIECO / Dentons matters.
10/27/23	CAG	5.80	Emails with Receiver re: various case matters including Receiver's statement, Gamma, Aviva and Mizrahi costs; review and comment on issues update email to A&M; emails to lender counsel re: Apple settlement and email with Apple counsel re: status; review and comment on draft RFCA compliance chart and emails with J. Linde re: same; review and comment on revised receiver notice to OR; review consider Aviva issues and telephone call with F. Kussner re: same; review/consider construction contract issues and telephone call with H. Wise re: same; voicemail to subcontractor counsel re: receivership stay matters.
10/27/23	FBK	0.60	Receive and review correspondence and documentation from C. Armstrong re deposit insurance; consider deposit insurance matters; conference with C. Armstrong re: same.
10/27/23	HOW	1.30	Receipt and review of emails from C. Armstrong; telephone call with C. Armstrong.
10/27/23	JKI	5.50	Updating ongoing litigation against The One chart; emailing M. Dunn; [REDACTED]
10/27/23	JLI	5.80	Preparing tracking chart of Goodmans' key open items; reviewing and revising statutory notice of receiver; revising Receivership Funding Credit Agreement compliance summary; [REDACTED]
10/27/23	MSD	0.80	Reviewing and revising chart of ongoing litigation; considering strategic issues re: same.
10/28/23	BON	0.60	Attention to draft A&M update to IGIS lenders; attention to emails/discussions re: condo deposit insurance premiums.
10/28/23	CAG	0.50	Email to A&M re: Aviva deposit insurance matters and reviewing analysis from J. Linde and J. Sloan on precedent cases; review and comment on draft issues list.
10/28/23	JKI	3.50	Drafting letter to counsel with ongoing proceedings against The One;

Date	TKID	Hours	Description
			[REDACTED]
10/28/23	JLI	1.50	Reviewing underlying documents re: deposit insurance policy; reviewing receiver reports from precedent cases [REDACTED] updating service list.
10/28/23	JSL	4.90	Reviewing IRIS for Receiver Reports and Monitor Reports [REDACTED]
10/29/23	BON	2.30	Review and discuss A&M Update to Senior Lenders; attention to Mizrahi payment matters; attention to Gamma matters.
10/29/23	CAG	0.30	Emails re: Gamma curtain wall issues.
10/29/23	HOW	0.50	Emails from C. Armstrong and J. Nevsky.
10/29/23	JKI	2.50	[REDACTED] emailing M. Dunn.
10/29/23	JLI	1.90	Reviewing developer agreements and provisions re: payment to developer.
10/30/23	CAG	4.50	Review J. Linde email memo on construction contract payments and reviewing developer and construction contract re: same and interoffice conference with J. Linde re: same; emails with Fasken and client re: Apple settlement confidentiality matters; video conference with client re: Gamma matters; interoffice conference with Linde re: CCDC2 amendment and email to A&M re: same; telephone call with S. Brotman re: Apple settlement; [REDACTED] interoffice conference with J. Linde re: condo APS.
10/30/23	FBK	0.30	Review research [REDACTED]
10/30/23	HOW	2.30	Receipt and review of documentation regarding Gamma; telephone call with client; telephone call with C. Armstrong; [REDACTED]
10/30/23	JKI	2.80	Emailing M. Dunn; drafting letters to counsel with claims against debtors; drafting letters to counsel for debtors; [REDACTED]
10/30/23	JLI	3.90	Discussing developer agreements and deposit insurance matters with C. Armstrong; updating service list; reviewing condominium agreements of purchase and sale; reviewing A&M status update materials; revising security review.
10/31/23	CAG	4.30	Video conference with A&M and Osler re: receivership status update; emails with CERIECO counsel and Hana Lender counsel re: Apple settlement; [REDACTED] review and comment on email proposal re: CERIECO lift stay request and internal emails re: same; [REDACTED] status update call with A&M re: various ongoing matters.
10/31/23	JKI	0.60	Revising letters to counsel with claims against the debtors and counsel representing the debtors; emailing M. Dunn re: same.
10/31/23	JLI	3.60	Attending weekly standing call with Osler and A&M team; revising notes taken during same; reviewing and responding to correspondence re: receivership

Date	TKID	Hours	Description
			matters; attending daily receiver team call.
10/31/23	JSL	2.40	Researching case law [REDACTED] [REDACTED]
10/31/23	MSD	3.50	Reviewing and revising correspondence to counsel representing or acting against the Debtors; reviewing jurisprudence [REDACTED] [REDACTED] drafting correspondence to CERIECO re: stay or proceedings; attending daily update discussion with Receiver team.

Total Fees	\$143,174.50
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
CAG	Armstrong, Chris	50.90	915.00	46,573.50
MSD	Dunn, Mark	12.20	915.00	11,163.00
BON	O'Neill, Brendan	22.00	1,185.00	26,070.00
HOW	Wise, Howard	7.30	1,085.00	7,920.50
FBK	Kussner, Francy	0.90	1,150.00	1,035.00
TDA	D'Angelo, Tyler	1.30	790.00	1,027.00
DDC	Dedic, Dan	0.60	915.00	549.00
JLI	Linde, Jennifer	58.50	550.00	32,175.00
JKI	Kiss, Jerred	22.80	550.00	12,540.00
HEW	Wilson, Heather	1.40	555.00	777.00
JSL	Sloan, Josh	7.30	425.00	3,102.50
DPS	Word Processing	2.20	110.00	242.00

Total Fees	\$143,174.50
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Disbursements

Description	Amount
Registration Fee	69.00
Agent Fees	481.80
Certificate - Realty Tax	76.43
Search - Corporate	23.55
Search - Sub	141.50
Parking/ Cab / Mileage	29.51

Invoice No. 804415
 Our File No. XEBN 232285

November 2, 2023

Description	Amount
Filing Fees	11.50
Search - EDD	214.85
MPAC	3.00
Total Disbursements	\$1,051.14

Total Fees On This Invoice	\$143,174.50
ON HST @ 13.0%	\$18,612.68
Non-Taxable Disbursements	\$69.00
Taxable Disbursements	\$982.14
Total Disbursements On This Invoice	\$1,051.14
ON HST @ 13.0%	\$127.68
Total On This Invoice (CAD)	\$162,966.00
Total On This Invoice (USD)	\$125,483.82

THIS IS OUR ACCOUNT HEREIN
 GOODMAN'S LLP



E. & O. E.
 BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004

Transit: 12162 Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Transit: 12162

USD account: 7359751 Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593 Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

November 20, 2023

Our File No.	XEBN	232285
Invoice No.		804999

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/31/23	BON	1.30	Attention to emails/discussions re: CERIECO/Dentons litigation matters; attention to emails/discussions re: Apple settlement; attend daily A&M/Goodmans catch-up call.
11/01/23	BON	0.90	Attention to emails/discussions re: Apple settlement and CERIECO litigation matters; attend daily update call with A&M.
11/01/23	CAG	3.70	Emails with Fasken and McCarthy Tetrault re: Apple settlement; emails with A&M re: professionals payment requests; telephone call with A&M re: status update on various matters; emails with internal team and A&M re: CERIECO lift stay request matters.
11/01/23	JLI	2.40	Updating service list; researching and reviewing precedents re: [REDACTED] [REDACTED] attending daily conference call with Receiver team.
11/01/23	MSD	1.30	Attend update discussion; correspondence with internal team and counsel to Cerieco re: stay issues; correspondence with client and Dentons re: noise violation.
11/02/23	BON	1.90	Attention to emails/discussions re: Apple settlement; attend daily update call with A&M; attend weekly update call with IGIS and Osler.
11/02/23	CAG	5.70	Attend meeting with Coco and advisors and A&M re: discussion of status of project; review/comment on draft notes circulated by A&M for Coco meeting; attending to matters re: Apple settlement; draft email to Hana Lender counsel re: Apple settlement matters and interoffice conference with J. Line re: analysis for same and reviewing litigation memos; interoffice conference with J. Linde re: status of various case matters; emails with litigation team re: letters to litigation counterparties; attend status update call with A&M; attending status update call with A&M and IGIS/Osler/Meritz.

Date	TKID	Hours	Description
11/02/23	JKI	0.10	Revising counsel list; emailing C. Armstrong; emailing M. Dunn.
11/02/23	JLI	3.60	Researching law re: [REDACTED] preparing summary re: same; summarizing key points in opinions from counsel re: Apple litigation; attending daily conference call with Receiver team; reviewing and responding to correspondence re: receivership matters.
11/02/23	MSD	1.10	Participating in update meeting with Receiver team; correspondence re: ongoing litigation against company.
11/02/23	TDA	0.10	Correspondence w. internal team re: file.
11/03/23	BON	1.90	Review notes and address workstreams from Jenny Coco meeting; attention to development of master workstream document; attention to Apple settlement matters and Receiver position and responses re: same; attention to CERIECO litigation matters and Receiver responses re: same; attend c/c with A&M re: same.
11/03/23	CAG	3.10	Attending to matters re: Apple settlement and emails with various stakeholders, Apple counsel and client re: same; video conference with A&M re: professional fees owing by Debtors and various other case matters and reviewing memo re: same from J. Linde; emails with Morse and Vukovitch re: professional fee claims and emails with A&M and internal teams re: preservation of settlement funds; emails with A&M/internal team re: CERIECO lift stay matters.
11/03/23	JLI	5.50	Updating chart re: Goodmans key open items; researching law re: [REDACTED] preparing summary re: same; reviewing applicable privacy law legislation; researching principles re: [REDACTED]
11/03/23	MSD	0.50	Corresponding with client re: CERIECO claims; responding to CERIECO counsel re: stay issues; reviewing [REDACTED] instructions and update re: noise violation issue.
11/04/23	CAG	0.60	Emails with debtor counsel re: Apple settlement/preservations of funds matters; review/consider further research on [REDACTED]
11/04/23	JLI	4.70	Preparing summary of research re: [REDACTED] preparing summary of research re: [REDACTED] finalizing same.
11/05/23	CAG	0.70	Review A&M summary of broker/condo expert engagements and telephone call with J. Nevsky re: considerations in respect of same.
11/05/23	JLI	1.30	Preparing outline for first report of receiver.
11/06/23	CAG	4.30	[REDACTED] emails with A&M re: condo APS report matters; telephone call with M. MacKenzie re: updating on various legal work streams; emails with Apple counsel re: settlement payment matters; attend status update call with A&M; reviewing case background documents received from lender counsel and Coco counsel.
11/06/23	JLI	2.60	Researching additional matters re: [REDACTED] speaking with M. Dunn re: same; updating service list; attending daily conference call with Receiver team.
11/06/23	MSD	1.30	Reviewing material sent by Fogler Rubinoff, including arbitration awards and correspondence; reviewing jurisprudence re: [REDACTED]

Date	TKID	Hours	Description
11/07/23	CAG	2.40	Emails with admin law group re: Project issues; reviewing further background research prepared by J. Linde; video conference with A&M and Osler re: status update on various case matters; video conference with A&M and Taron counsel re: discussion of case; brief review of [REDACTED] and emails with J. Linde re: same.
11/07/23	JKI	0.10	Emailing M. Dunn re: letters to counsel representing parties with proceedings against The One.
11/07/23	JLI	4.30	Researching additional matters re: [REDACTED] preparing summary re: same; attending weekly standing conference call with A&M and Osler; revising [REDACTED]
11/08/23	CAG	3.10	Review/revise [REDACTED] engagement and emails with J. Linde re: same; emails with Apple counsel re: settlement payment; brief review of CBRE valuation; emails with A&M re: HCRA matters; video conference with A&M re: status update on various matters and discussion of contractual matrix with Mizrahi and subcontractors; review/consider contractual matrix summary prepared by A&M; emails with A&M re: Dentons fees.
11/08/23	JLI	3.20	[REDACTED] reviewing background materials re: same; attending daily conference call with Receiver team.
11/09/23	BON	3.40	Attend c/c re: Developer contractual arrangements; attend update call with A&M; attend update call with IGIS, Osler and A&M; attention to discussions and analysis re: administrative law / development matters.
11/09/23	CAG	4.40	Review/consider A&M contract matrix deck and interoffice conference with B. O'Neill and J. Linde re: discussion of construction contract and novation issues and further review/analysis to be conducted; emails with H. Wise re: holdback issues; emails with HCRA; [REDACTED] attend status update call with A&M; attend status update call with A&M lender and Osler; telephone call with B. O'Neill re: status of various case matters;
11/09/23	HOW	1.10	Emails to and from C. Armstrong and Alvarez and Marsal, review of outline of contracting pyramid.
11/09/23	JLI	3.10	Reviewing general contractor agreements and related ancillary documents; meeting with B. O'Neill and C. Armstrong re: same; attending daily conference call with Receiver team; updating tracking chart of key Goodmans open items.
11/09/23	MSD	0.50	Attending update discussion; reviewing contractual analysis; considering lien issues.
11/10/23	BON	2.20	Attention to file administration matters; internal discussions re: same; attention to various litigation matters and next steps re: same; attention to emails/discussions re: holdback matters.
11/10/23	CAG	1.90	Telephone call and video conference with B. O'Neill and internal team re: administrative law matters; emails and telephone call with H. Wise re: construction holdback issues and email to A&M re: same.
11/10/23	HOW	1.50	Telephone call with H. Wise and B. O'Neill; telephone call with H. Wise and C. Armstrong; review of materials relating to Mizrahi and general contracting issues.

Date	TKID	Hours	Description
11/10/23	JLI	3.40	Reviewing general contractor agreements and related ancillary documents; preparing summary re: same.
11/11/23	CAG	0.10	Emails with J. Nevsky re: Hana Lender appraiser site tour.
11/11/23	JLI	3.70	Reviewing general contractor agreements and related ancillary documents; preparing slide deck re: same; updating service list.
11/12/23	CAG	1.70	Review and comment on J. Linde summary of contractual construction arrangements and considering same.
11/12/23	JLI	2.60	Revising slide deck re: general contractor agreements; researching principles re: novation and assignment of contracts.
11/13/23	CAG	3.10	Telephone call with M. MacKenzie re: discussion of updates on various outstanding case matters; final review of security opinion and interoffice conference with J. Linde re: same; emails with HCRA re: APS request matters; review Section 37 information received from A&M; [REDACTED]
11/13/23	JLI	1.40	Attending daily conference call with Receiver team; revising Security Review; discussing same with C. Armstrong.
11/13/23	MSD	0.50	Reviewing CERIECO correspondence and follow-up re: same; participating in update discussion.
11/13/23	PDR	0.40	Exchange emails with C. Armstrong concerning privacy law question.
11/14/23	CAG	3.80	Video conference with A&M and Osler re: status update on case matters; [REDACTED] interoffice conference with J. Linde re: review/discussion of construction contract review and novation issues; telephone call with I. Andres re: Section 37 and various other municipal law aspects of case; brief review and emails with A&M re: seele litigation issues; review/consider construction consultant RFP and emails with A&M re: same; coordinating with clerk team re: updates to T1 entity corporate filings; video conference with A&M re: status update.
11/14/23	INA	0.50	Reviewing emails from C. Armstrong, J. Linde re: section 37 documents, affidavit; call with C. Armstrong re: file background and significant issues, next steps.
11/14/23	JLI	3.30	Discussing Receivership matters with C. Armstrong; reviewing and responding to correspondence re: same; attending daily conference call with Receiver team.
11/15/23	AGT	0.60	Attend to reviewing of emails from C. Armstrong and J. Linde, including corporate searches for Mizrahi Commercial (The One) LP, Mizrahi Commercial (The One) GP Inc. and Mizrahi Development Group (The One) Inc.; responding and confirm directors and officers, outstanding matters and expired LP registration.
11/15/23	BON	0.80	Attention to A&M weekly update; attention to A&M weekly cash flow variance reporting; attention to draft correspondence to Osler re: solicitors liens re: Apple settlement.
11/15/23	CAG	2.80	Emails re: Fogler Tolling Agreement; discussion with M. Dunn re: Coco allegations re: CERIECO funding; video conference with A&M re: construction contract matters; consider holdback issues and emails with H. Wise re: same; attend status update call.

Date	TKID	Hours	Description
11/15/23	HOW	0.40	Email from C. Armstrong; review of holdback issues.
11/15/23	JLI	5.30	Attending conference call with A&M team re: general contractor agreements review; preparing summary of key points re: same; attending daily conference call with Receivership team; drafting Proposal Solicitation for pre-construction services; drafting form of Confidentiality Agreement re: same; reviewing and responding to correspondence re: Receivership matters.
11/15/23	MSD	2.00	Drafting letter to Osler re: charging letter; reviewing Affidavit re: fund circulation and drafting summary of same; participating in client call.
Total Fees			\$91,551.50

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	12.40	1,185.00	14,694.00
CAG	Armstrong, Chris	41.40	915.00	37,881.00
MSD	Dunn, Mark	7.20	915.00	6,588.00
HOW	Wise, Howard	3.00	1,085.00	3,255.00
PDR	Ruby, Peter	0.40	1,110.00	444.00
INA	Andres, Ian	0.50	875.00	437.50
TDA	D'Angelo, Tyler	0.10	790.00	79.00
JLI	Linde, Jennifer	50.40	550.00	27,720.00
JKI	Kiss, Jerred	0.20	550.00	110.00
AGT	Tsiakos, Angela	0.60	480.00	288.00
DPS	Word Processing	0.50	110.00	55.00
Total Fees			\$91,551.50	

Total Fees On This Invoice	\$91,551.50
ON HST @ 13.0%	\$11,901.70
Total On This Invoice (CAD)	\$103,453.20
Total On This Invoice (USD)	\$79,658.96

1248

Invoice No. 804999

Page 6

Our File No. XEBN 232285

November 20, 2023

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red ink signature, appearing to be 'E. & O. E.', is written over the text 'GOODMANS LLP'.

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

December 5, 2023

Our File No. XEBN 232285
Invoice No. 806058

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
11/16/23	BON	0.80	Attention to emails/discussions re: CERIECO funds recirculation; attend update call with A&M,
11/16/23	CAG	2.70	Emails re: Receiver non-affirmation rider; review Tolling Agreement and emails and telephone call with A&M re: potential Fogler claim; review and comment on draft letter/Confidentiality Agreement re: solicitation of EOI for construction consultant and interoffice conference with J. Linde re: same and emails with A&M re: same; telephone call with H. Wise re: holdback and construction contract issues; attend update call with A&M; emails with Apple counsel re: status of settlement payment.
11/16/23	HOW	0.60	Conference between H. Wise and C. Armstrong re: lien holdback issues, contract issues, and review slide deck.
11/16/23	INA	0.10	Discussion with R. Gill re: building permit status; emails to R. Gill, C. Armstrong.
11/16/23	JLI	2.40	Reviewing and responding to correspondence re: Receivership matters; revising Proposal Solicitation for pre-construction services and related form of Confidentiality Agreement; attending daily conference call with Receivership team; updating key Goodmans open items tracker chart.
11/16/23	MSD	1.10	Discussion with Glaholt LLP re: Seele claim; reviewing documents re: same; participating in client call.
11/17/23	CAG	0.60	Video conference with A&M and H. Wise re: discussion of holdback issues and other construction contract matters.
11/17/23	HOW	4.40	Review of various contracts; office conference between H. Wise and C. Armstrong; telephone call with C. Armstrong and Alvarez and Marsal.
11/17/23	JLI	4.90	Updating key Goodmans open items tracker; [REDACTED]

Date	TKID	Hours	Description
			[REDACTED] drafting correspondence re: same; reviewing subcontractor agreements and related documents; preparing slide deck re: novation of subcontractor agreements.
11/18/23	JLI	1.30	Reviewing subcontractor agreements and related documents; revising slide deck re: novation of subcontractor agreements.
11/19/23	CAG	0.20	Emails with A&M re: potential Fogler claim.
11/19/23	INA	1.40	Reviewing affidavit in support of receivership application; reviewing section 37 Agreement and LC materials; [REDACTED]
11/19/23	MSD	0.40	Reviewing material with respect to potential Fogler, Rubinoff claim.
11/20/23	BON	2.10	Attention to file administration matters; attention to draft A&M update to IGIS; attention to contract novation analysis and internal discussions re: same; attention to revised Key Open Items Tracker Chart; attend daily update call with A&M.
11/20/23	CAG	2.90	Review and comment on T1 legal update summary; review and comment on draft novation analysis prepared by J. Linde and interoffice conference with J. Linde re: same; interoffice conference with I. Andres re: Section 37 and letter of credit issues and multiple emails with client re: same; telephone call with D. Vukovich re: outstanding fees/Apple settlement; attend update call with Receiver team; review heritage easement/LC analysis and emails with Receiver re: same; emails with Receiver and Dentons re: City councillor issues.
11/20/23	INA	1.70	Discussions with C. Armstrong re: strategy for dealing with LCs, municipal issues; emails to C. Armstrong re: additional required information; reviewing emails from C. Armstrong, J. Linde; reviewing Heritage Easement Agreement and Dentons memo re: Mizrahi and EMM settlement; considering merits of settlement; preparing client summary re: LC issues; reviewing emails from A. Grove-White, M. Bench re: outstanding noise exemption permit, communications with Councillor Saxe; emails to C. Armstrong; reviewing emails from S. Ferguson, A. Sterling, M. MacKenzie re: continuing retainer with StrategyCorp.
11/20/23	JKI	1.40	Drafting letters to counsel informing of Stay Order.
11/20/23	JLI	2.40	Revising slide deck re: novation of subcontractor agreements; attending daily conference call with Receiver team; reviewing and responding to correspondence re: Receivership matters.
11/20/23	MSD	0.70	Discussion with counsel to Seele; reporting to client re: same.
11/21/23	BON	0.80	Attend weekly update call with Osler; attention to emails/discussions re: Strategy Corp. matters; attention to stay letter re: Seele litigation matters.
11/21/23	CAG	3.80	Attend update call with Osler and A&M and debrief with A&M re: status of various outstanding case issues; telephone call with A&M re: condo APS review; review and comment on revised draft of novation analysis deck and interoffice conference with J. Linde re: same; telephone call with A&M re: outstanding professional fees; emails and interoffice conference with I. Andres re: Strategy Corp engagement.

Date	TKID	Hours	Description
11/21/23	HOW	0.60	Emails from J. Linde.
11/21/23	INA	1.20	Emails to C. Armstrong, B. O'Neill re: re-engagement of StrategyCorp; reviewing emails from C. Armstrong, B. O'Neill; calls with A. Grove-White re: efforts to advance project to date, relationship with Councillor Saxe and community, outstanding permits and construction issues, potential new retainer; emails to S. Ferguson, J. Nevsky, A. Sterling; reviewing emails from S. Ferguson; discussions with C. Armstrong re: next steps.
11/21/23	JKI	0.60	Revising letters to counsel re: Stay Order; emailing M. Dunn; sending letters to counsel.
11/21/23	JLI	4.80	Revising slide deck re: novation of subcontractor agreements; discussing same with C. Armstrong; attending weekly standing conference call with Osler team; attending daily conference call with Receiver team.
11/22/23	BON	0.50	Attend update call with Osler.
11/22/23	CAG	1.30	Emails with Dentons re: status of fees/project involvement; telephone call with Osler and A&M re: status of various matters; interoffice conference with B. O'Neill re: novation and condo APS issues; interoffice conference with J. Sloan re: research.
11/22/23	INA	0.30	Reviewing emails from W. Smith, C. Armstrong re: communications with City staff and Councillor Saxe, coordination strategy; emails to W. Smith, C. Armstrong.
11/22/23	JLI	0.50	Attending daily conference call with Receiver team.
11/22/23	JSL	1.00	Reviewing Receiver Monitor's reports re: novation agreements.
11/23/23	BON	1.40	Attend daily update call with A&M; review A&M Update Deck to IGIS; attend update call with IGIS.
11/23/23	CAG	2.80	Emails with A&M re: corporate filings and potential Fogler claim; [REDACTED] review/consider CERIECO and Hana Lender flow of funds memo prepared by A&M; emails with DV re: Apple settlement status; emails with H. Wise re: review of novation analysis; emails with I. Andres re: Strategy Corp matters; attend status update call with client; attend status update call with client and IGIS.
11/23/23	HEW	0.40	Emails re: outstanding matters; order searches.
11/23/23	HOW	0.40	Emails from C. Armstrong; telephone call with C. Armstrong.
11/23/23	INA	0.60	Reviewing email from A. Grove-White, J. Daniels re: StrategyCorp engagement letter, lobbyist registration details; emails to A. Grove-White, J. Daniels; emails to B. O'Neill, C. Armstrong, J. Linde re: coordination with City, counsel referrals; reviewing emails from C. Armstrong.
11/23/23	JKI	3.80	Reviewing Tolling Agreement between Debors and Fogler Rubinoff; emailing M. Dunn; reviewing Receivership Order to determine Receiver's rights to demand information.
11/23/23	JLI	3.10	[REDACTED] attending daily conference call with Receiver team; revising StrategyCorp engagement letter; reviewing lobbyist registrations with Office of the Integrity Commissioner.

Date	TKID	Hours	Description
11/23/23	JSL	1.70	Reviewing Receiver Monitor's reports re: novation agreements.
11/23/23	PKU	0.20	Pulling corporate profile report for 10044890 Canada Corp
11/24/23	AGT	1.60	Attend to reviewing of emails between M. MacKenzie and C. Armstrong re: structure of Mizrahi entities; attend to preparing of 2021 and 2022 annual returns of Mizrahi Commercial (The One) GP Inc.; attend to preparing of 2015 to 2022 annual returns of Mizrahi Development Group (The One) Inc.; drafting of list of corporate information and outstanding matters and responding to group enclosing draft documents for review and signature.
11/24/23	BON	1.80	Attention to emails and documents re: corporate filings; attention to emails/discussions re: StrategyCorp matters; attention to draft engagement letter for StrategyCorp.
11/24/23	CAG	1.90	Emails with A. Tsiakos and A&M re: corporate filings; review and comment on Strategy Corp engagement and emails with I. Andres re: same; emails with internal team re: A&M transaction review memo and next steps; review research from J. Sloan re: [REDACTED] emails re: Morse engagement.
11/24/23	INA	1.40	Videoconference meeting with W. Smith, A. Grove-White re: history of StrategyCorp engagement with City, coordination with staff and Councillor's office, upcoming community meetings, next steps; reviewing emails from A. Grove-White; emails to B. O'Neill, C. Armstrong, J. Linde re: confirmation of lobbyist registration details, StrategyCorp retainer; reviewing emails from C. Armstrong.
11/24/23	JKI	0.60	Reviewing Receivership Order to determine Receiver's rights to demand information; emailing M. Dunn.
11/24/23	JLI	3.70	Revising StrategyCorp engagement letter; reviewing weekly update materials; updating internal tracker of Goodmans' key open items; reviewing preliminary forensic review findings re: financial records of the Debtors and Mizrahi Inc.; reviewing student research re: novation agreements.
11/24/23	JSL	4.90	Reviewing Receiver Monitor's reports re: novation agreements; reviewing precedents of CCDC-5B Agreements between Receiver and construction manager/general contractor; emailing C. Armstrong and B. O'Neill re: research findings.
11/24/23	MSD	2.20	Discussion with client re: preliminary forensic review memorandum; instructions to S. Moore re: same; further research re: relevant entities; reviewing tolling and limitation issues re: Fogler Rubinoff claim; reviewing documentary disclosure requirements in draft Order and related jurisprudence.
11/24/23	SMR	1.50	Receiving and responding to email correspondence and attending on telephone communication with M. Dunn; obtaining copies of requested parcel registers and summarizing owner and encumbrance information for same.
11/25/23	JLI	1.70	Revising and updating internal tracker of Goodmans' key open items.
11/26/23	BON	3.60	Review materials re: Developer contractual arrangements; review A&M Preliminary Forensic Review of the Available Records for the 1 Bloor West Project; attention to GC novation analysis matters; attention to Goodmans key items tracker chart and internal team discussions re: same; attention to emails, discussions and draft correspondence re: MI holdback; attention to update call

Date	TKID	Hours	Description
			with Osler.
11/26/23	CAG	0.40	Review and comment on draft email to MI re: CM fees and emails with A&M re: same.
11/26/23	HOW	3.00	Review of emails from C. Armstrong; review of Novation Agreement; review of slide deck; review of Subcontract Agreement.
11/26/23	JLI	0.40	Reviewing and revising note from A&M to S. Mizrahi re: payment of fees to Mizrahi Inc.
11/26/23	MSD	0.80	Reviewing and revising document request relating to unidentified payments.
11/27/23	BON	2.60	Attention to Apple settlement matters and related solicitor lien issues; attend key next steps meeting with A&M.
11/27/23	CAG	4.70	Telephone call with H. Wise and J. Linde re: novation issues; review further research by J. Sloan and revisions to novation analysis and further comments to J. Linde; emails re: Aviva meeting analysis; meeting with A&M re: overall strategy/key issues/next steps; review/consider arbitral award claim by Mizrahi and emails with Receiver re: same.
11/27/23	HOW	1.10	Review of Novation Agreement; telephone call between H. Wise, C. Armstrong and J. Linde; review of emails and updated slide deck.
11/27/23	INA	0.30	Reviewing emails from C. Armstrong, J. Linde, A. Grove-White, S. Ferguson re: status update, StrategyCorp retainer; emails to C. Armstrong, A. Grove-White.
11/27/23	JLI	8.80	Discussing novation issues with H. Wise and C. Armstrong; reviewing subcontractor agreements for provisions limiting liability of general contractor; revising slide deck re: novation analysis; reviewing and responding to correspondence re: Receivership matters; attending strategy meeting with A&M team; reviewing and revising notes taken during same; researching insolvency proceedings of King Street Company Inc. to determine status of certain lease agreements; summarizing findings re: same.
11/28/23	BON	3.40	Attention to agenda matters for Goodmans, A&M and Osler weekly update call; attend same; attend Aviva meeting; attention to matters re: Dentons termination and solicitor's lien matters; attention to draft A&M update.
11/28/23	CAG	3.10	Video conference with A&M and Osler re: status update; draft email re: Denton's payment; attending meeting with Aviva and counsel and A&M; emails with A&M and I. Andres re: severance matters; emails with A&M re: Cult Ironworks construction lien; attend status update call with A&M; email to CERIECO counsel re: meeting.
11/28/23	HEW	0.20	Emails re: outstanding matters; order searches.
11/28/23	INA	0.80	Reviewing emails from J. Linde, W. Smith re: draft SCI engagement letter, scope of services; reviewing and revising draft engagement letter; emails to J. Linde; emails to A. Grove-White re: final engagement letter, updated lobbyist registrations; reviewing emails from A. Grove-White; reviewing emails from J. Nevsky, J. Cracower re: outstanding land titles application, severance implementation, current zoning provisions; reviewing in-force ZBAs; discussions and emails to B. O'Neill, C. Armstrong, R. Gill, J. Linde; reviewing emails from C. Armstrong.
11/28/23	JLI	6.10	Preparing internal agenda for meeting with Osler team; revising StrategyCorp

Date	TKID	Hours	Description
			engagement letter; attending weekly standing conference call with Osler team; reviewing and responding to correspondence re: Receivership matters; attending meeting with Aviva, Westmount, A&M and counsel regarding status of Project and condominium matters; attending daily conference call with Receiver team; updating internal tracker of key open items.
11/28/23	SMR	0.30	Updating email correspondence to M. Dunn re: additional Forst Hill properties.
11/29/23	BON	1.30	Attention to emails/discussions re: StrategyCorp matters; attend meeting with CERIECO.
11/29/23	CAG	2.80	Emails with D. Trafford re: litigation matters; emails re: meeting with City of Toronto matters; meeting with A&M, Cerieco and counsel re: discussion of various case matters; emails with A&M and D. Dedic re: RFCA funding CPs and considering same and reviewing receiver analysis of same.
11/29/23	DDC	0.20	Correspondence re: CPs and Atlus requirements.
11/29/23	INA	1.90	Reviewing emails from A. Grove-White and final SCI engagement letter; considering lobbyist registration requirements; call with J. Linde; emails to B. O'Neill, C. Armstrong, J. Linde; reviewing emails from C. Armstrong, J. Linde S. Ferguson; discussions with R. Gill re: meeting with City Building, early occupancy implementation, planning analysis of various completion options, lobbyist registration questions; reviewing emails from R. Gill, W. Smith; videoconference meeting with S. Mizrahi, J. Cracower, J. Nevsky re: outstanding land titles application, severance requirements, multiple condo registrations, next steps.
11/29/23	JLI	3.80	Reviewing and responding to correspondence re: Receivership matters; reviewing Statement of Claim in Khavari et al. litigation; attending meeting with CERIECO and counsel; reviewing weekly update materials; updating internal tracker of key open items.
11/29/23	RGI	2.20	Reviewing background material to prepare for meeting with Toronto Building staff; meeting with Toronto Building staff along with W. Smith, S. Ferguson, and Strategy Corp; debrief with W. Smith, S. Ferguson, and Strategy Corp. and discuss next steps related to analysis required to assist the receiver; reviewing and responding to correspondence related to lobbying; discussing work to be completed with I. Andres.
11/30/23	CAG	3.60	Interoffice conference with D. Dedic re: RFCA waiver issues and email to client re: same; emails with Osler re: RFCA/Altus report matters; interoffice conference with I. Andres and R. Gill re: status of various municipal law issues; attend status update call with A&M; attends status update call with A&M and IGIS.
11/30/23	INA	1.60	Reviewing email from J. Linde and spreadsheet tracker; discussions with R. Gill re: planning analysis, OBC occupancy issue, lobbyist registrations; reviewing emails from A. Singh, A. Grove-White re: meeting with A&M and Knightsbridge; emails to A. Singh, A. Grove-White; meeting with C. Armstrong, R. Gill re: status update, planning analysis, upcoming meeting with lenders, next steps; reviewing emails from J. Nevsky, S. Ferguson, W. Smith; reviewing status of rezoning application on 91 storey proposal; reviewing City settlement and OLT materials.
11/30/23	JKI	0.60	Conducting research [REDACTED]

Date	TKID	Hours	Description
11/30/23	JLI	3.70	Reviewing and responding to correspondence re: Receivership matters; discussing Agreement of Purchase and Sale matters with M. Mackenzie; attending daily conference call with Receiver team; [REDACTED] reviewing and summarizing findings re: same.
11/30/23	MSD	1.70	Reviewing HRCA document request; discussing same with K. Cohen; instructions from J. Kiss re: same; participating in update call.
11/30/23	RGI	0.40	Corresponding with I. Andres regarding proposed meeting with client and next steps for lobbying analysis and planning scenarios; reviewing correspondence related to next steps for lobbying advice and different scenarios to consider with associated approval and permitting risk, including timing considerations.
Total Fees			\$115,180.00

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	18.30	1,185.00	21,685.50
HOW	Wise, Howard	10.10	1,085.00	10,958.50
DDC	Dedic, Dan	0.20	915.00	183.00
INA	Andres, Ian	11.30	875.00	9,887.50
MSD	Dunn, Mark	6.90	915.00	6,313.50
CAG	Armstrong, Chris	30.80	915.00	28,182.00
JKI	Kiss, Jerred	7.00	550.00	3,850.00
JLI	Linde, Jennifer	47.60	550.00	26,180.00
RGI	Gill, Rodney	2.60	760.00	1,976.00
SMR	Moore, Sean	1.80	580.00	1,044.00
HEW	Wilson, Heather	0.60	555.00	333.00
JSL	Sloan, Josh	7.60	425.00	3,230.00
AGT	Tsiakos, Angela	1.60	480.00	768.00
PKU	Kumari, Parveen	0.20	250.00	50.00
DPS	Word Processing	4.90	110.00	539.00
Total Fees			\$115,180.00	

Invoice No. 806058
Our File No. XEBN 232285

Disbursements

Description	Amount
Copies	35.75
Search - Corporate	23.55
Computer Searches - Westlaw Carswell	1,527.25
Search - Sub	409.30
Parking/ Cab / Mileage	81.25
Search - EDD	47.10
Meals	80.48
Total Disbursements	\$2,204.68

Total Fees On This Invoice		\$115,180.00
ON HST @ 13.0%		\$14,973.40
Non-Taxable Disbursements	\$0.00	
Taxable Disbursements Total	\$2,204.68	
Disbursements On This Invoice ON HST @ 13.0%		\$286.61
Total On This Invoice (CAD)		\$132,644.69
Total On This Invoice (USD)		\$102,136.41

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Bank ID (for EFT payments): 0004

Transit: 12162

Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Transit: 12162

USD account: 7359751

Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593

Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*



Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

December 15, 2023

Our File No. XEBN 232285
Invoice No. 806642

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/31/23	HOW	0.40	Emails to and from client re: Gamma.
11/28/23	HOW	1.10	Call with H. Wise and C. Armstrong; call with client; review of emails relating to Cult Ironworks; review of case law and statute regarding release of Holdback; call H. Wise and C. Armstrong.
11/29/23	HOW	2.80	Emails to and from client; call with client; review of documents relating to Cult Ironworks.
11/30/23	DDC	0.30	Discussion with C. Armstrong; reviewing RFCA.
11/30/23	HOW	1.90	Call with H. Wise and E. Bisceglia, review of Letter of Intent; review of draft contract documents with Cult.
12/01/23	AGT	0.30	Attend to reviewing of email from M. MacKenzie of Alvarez & Marsal Canada Inc. re: change of address of Mizrahi Commercial (The One) GP Inc. and Mizrahi Development Group (The One) Inc. to Coco's address; contacting C. Armstrong with respect to required resolutions to approve and confirming of resignation of N. Sharpe as officer; attend to revising and updating of annual return filings to reflect change in registered office; exchange of emails with C. Armstrong re: change of registered office address.
12/01/23	CAG	2.50	Emails with M. Dunn re: HCRA matters; video conference with Morse and Daoust Vukovitch re: Apple settlement/payment of fee and reporting email to client re: same; reporting email to client re: Khavari litigation matters; [REDACTED] [REDACTED] review and comment on J. Linde mark-up of [REDACTED] agreement and brief telephone call re: same; emails with A. Tsiakos and client re: corporate records.

Date	TKID	Hours	Description
12/01/23	GNK	1.50	Reviewing J. Kiss research re: HCRA; teams meeting with J. Kiss and M. Dunn re: same; [REDACTED]
12/01/23	HOW	0.50	Call with H. Wise and client.
12/01/23	INA	0.90	Reviewing emails from J. Daniels re: meeting agenda, lobbyist registration particulars; emails to J. Daniels; videoconference meeting with S. Ferguson, W. Smith, A. Grove-White, J. Daniels, M. Bianchi, R. Gill re: strategy for CLC meetings and construction issues, options analysis for lenders, interim occupancy issue, lobbyist registration issues; discussion with R. Gill re: next steps.
12/01/23	JKI	1.00	Emailing M. Dunn and K. Cohen re: HCRA legislation; emailing M. Dunn re: Khavari statement of claim.
12/01/23	JLI	3.60	Reviewing and responding to correspondence re: Receivership matters; reviewing Application Record re: arbitral award against Debtors and S. Mizrahi; revising [REDACTED] engagement letter re: pre-construction services; updating internal tracker re: key open items.
12/01/23	MSD	1.50	Reviewing HCRA issues and research; meeting with K. Cohen and M. Mackenzie re: same.
12/01/23	RGI	0.60	Meeting with S. Ferguson, StrategyCorp, Knightsbridge to discuss next steps on evaluation of different potential strategies to move forward; reviewing super tall building provisions in the Ontario Building Code; discussing file with N. Brown, lawyer for the City of Toronto.
12/03/23	BON	0.30	Attention to emails/discussions and draft correspondence to stakeholders re: Apple settlement matters.
12/03/23	CAG	1.00	Draft email to stakeholders re: Apple litigation counsel payment and revising same based on internal feedback and circulating to A&M for comment.
12/03/23	JLI	1.20	Reviewing draft correspondence to stakeholders re: litigation settlement matters; drafting notice to Project counsel re: transfer of mandates and payment of counsel fees; updating internal tracker of key open items; preparing note to internal team re: key priorities.
12/04/23	AGT	0.20	Attend to reviewing of emails between M. Mackenzie at Alvarez & Marsal Canada Inc. and C. Armstrong re: change of address to Receiver.
12/04/23	BON	1.00	Attention to emails/discussions with stakeholders re: Apple settlement matters; attend daily update call with A&M.
12/04/23	CAG	2.00	Emails to stakeholder counsel re: Apple litigation counsel proposed settlement; attend update call with A&M; video conference with A&M and I. Andres re: discussion of municipal law matters.
12/04/23	INA	0.80	Reviewing email from J. Nevsky; videoconference meeting with J. Nevsky, C. Armstrong re: land titles application, potential severances, overall timing and decision points; email to J. Daniels re: StrategyCorp lobbyist registration; emails to J. Nevsky, F. Mak, C. Armstrong re: approval in principle for 91 storeys, requirement for section 37 Amending Agreement; reviewing emails from J. Nevsky, F. Mak.
12/04/23	JLI	1.70	Revising [REDACTED] engagement letter re: pre-construction services; updating internal tracker re: key open items; attending daily Receiver team call; revising list of Goodmans workstreams for weekly lender update and circulating for

Date	TKID	Hours	Description comment.
12/04/23	MSD	1.00	Reviewing material re: Khaveri claim; reviewing and revising chart summarizing ongoing litigation; participating in update meeting.
12/05/23	BON	1.90	Attend daily update call with Osler and A&M; review and comment on draft legal workstreams description for A&M weekly IGIS update; attention to draft SISP deck and emails/discussions re: same.
12/05/23	CAG	1.80	Interoffice conference with J. Linde re: status of various work streams/litigation update to A&M; telephone call with A&M and Osler re: discussion of status of matters; email to Coco counsel re: application to enforce arbitral award/receivership stay; email to Keb Hana counsel re: Apple settlement/litigation counsel matters; emails with Apple counsel re: settlement matters.
12/05/23	INA	0.40	Reviewing emails from R. Gill, S. Ferguson, W. Smith, A. Grove-White re: interim occupancy issues; discussion with R. Gill; emails to C. Armstrong re: title and severance matters; reviewing email from C. Armstrong; reviewing City Council decision and staff report on 91 storey settlement, section 37 Amending Agreement.
12/05/23	JKI	0.20	Attending telephone call with counsel for the Debtors in Khaveri proceeding.
12/05/23	JLI	1.80	Meeting with C. Armstrong re: status of ongoing matters; revising list of Goodmans workstreams for weekly lender update per internal team comments; attending weekly standing call with Osler team and A&M team; revising satisfaction piece re: Settlement Agreement; updating internal tracker of key open items.
12/05/23	MSD	0.90	Attending phone call with J. Morse re: Khaveri claim; reviewing damages report.
12/05/23	RGI	1.60	Meeting with N. Brown to discuss super tall building provisions for occupancy in the Ontario Building Code; leaving message for A. Grove-White; drafting update for A. Grove-White and S. Ferguson in relation to occupancy for super tall buildings.
12/06/23	BON	2.20	Attention to Apple settlement matters; attention to CEREICO litigation matters; attention to Hana update matters; attend daily update call with A&M; attention to stakeholder NDA.
12/06/23	CAG	1.90	Telephone call with client re: litigation mandates and interoffice conference with M. Dunn re: same and emails re: same; review and comment on RFCA funding notice; attend update call with A&M on various matters; emails with Osler re: arbitration award matters; review/consider email from Coco counsel re: arbitration award matters.
12/06/23	HOW	1.10	Email from C. Armstrong, email from Mizrahi Inc. relating to holdback release; review of case law.
12/06/23	JLI	3.10	Revising and circulating satisfaction piece for signature; preparing Financing Request Notice; reviewing Receivership Funding Credit Agreement compliance summary; attending daily conference call with Receiver team; reviewing and revising form of confidentiality agreement; reviewing materials re: arbitration involving J. Coco and S. Mizrahi; updating internal list of key open items; reviewing and responding to correspondence re: Receivership matters.

Date	TKID	Hours	Description
12/06/23	MSD	0.50	Reviewing litigation issues and strategic implications of Notice of Change; participating in call with counsel.
12/07/23	BON	0.90	Attention to stakeholder NDA matters; attention to emails/discussions re: Coco application re: arbitration awarded.
12/07/23	CAG	4.70	Attending to matters re: finalization of Apple settlement; review arbitration information; draft reply email to Coco counsel re: arbitration matters and telephone call with A&M re: same; email to Chaiton re: Apple settlement/litigation counsel matters; review/consider GC holdback issues, telephone call with H. Wise re: same and emails with A&M re: same; video conference with Dentons and A&M re: outstanding accounts and draft settlement proposal to Dentons re: same and emails with A&M re: same; review/consider Keb Hana L/C loan documents and interoffice conference with J. Linde re: same.
12/07/23	CBR	0.50	Meeting with I. Andres, P. Conlon and T. D'Angelo re: real estate matters.
12/07/23	HOW	0.60	Email from client relating to Gamma and holdback release.
12/07/23	INA	1.20	Emails to T. D'Angelo re: real estate and title matters; meeting with T. D'Angelo, C. Brown, P. Conlon re: deletion of easement from title, status of land titles first application and original consent approval, potential future severances and condo registrations, interim occupancy; reviewing emails from S. Ferguson, A. Sterling, C. Armstrong re: Dentons proposal; reviewing email from J. Nevsky re: section 37 matters.
12/07/23	JKI	0.60	Researching case law [REDACTED]
12/07/23	JLI	3.30	Reviewing form of Confidentiality Agreement and Financing Request Notice and circulating for comment; reviewing materials re: arbitration involving J. Coco and S. Mizrahi; speaking with M. Dunn re: same; updating internal tracker of key open items; preparing note to stakeholders re: Confidentiality Agreement.
12/07/23	MSD	0.30	Reviewing arbitration cost issues; attending discussion with J. Linde re: same.
12/07/23	RGI	0.30	Meeting with StrategyCorp and Knightsbridge to discuss lobbying registration.
12/07/23	TDA	1.00	Meeting with I. Andres re: file; review of materials re: land titles application and severance of commercial from residential component of project.
12/08/23	BON	1.70	Attention to Dentons settlement matters; attention to stakeholder NDA matters; attention to preliminary SISP matters; attention to A&M weekly update; attention to HCRA matters.
12/08/23	CAG	4.00	Interoffice conference with D. Dedic and J. Linde re: Keb Hana L/C matters and emails with A&M re: same; [REDACTED] emails re: stakeholder NDA matters; attend meeting with A&M re: IGIS re: discussion of various project matters; telephone call with A&M re: condo APS matters; emails with Osler and Coco counsel re: arbitration award matters.
12/08/23	DDC	0.50	Telephone call with C. Armstrong and J. Linde; correspondence; reviewing LG.
12/08/23	GNK	2.50	Preparing responding letter to HCRA re: November 23, 2023 letter; attending Teams meeting with J. Linde re: same; preparing email to M. Dunn re: same; reviewing and revising M. Dunn draft re: HCRA letter.

Date	TKID	Hours	Description
12/08/23	HOW	0.30	Emails form client relating to Cult Ironworks.
12/08/23	INA	1.50	Reviewing emails from W. Smith, D. Huynh re: planning analysis of alternative options; videoconference meeting with R. Gill, S. Ferguson, W. Smith, D. Huynh, A. Grove-White, J. Daniels, M. Bianchi, E. Mark re: alternative options, structural and design implications if building height increased or decreased, potential conversion of hotel to residential, section 37 requirements and legal considerations; discussion with R. Gill re: next steps.
12/08/23	JLI	6.50	Reviewing and responding to correspondence re: Receivership matters; meeting with D. Dedic and C. Armstrong re: letter of guarantee documents; meeting with K. Cohen re: HCRA response and compiling documents re: same; reviewing letter of guarantee documents; preparing Addendum to be included in same.
12/08/23	RGI	1.40	Meeting with client, StrategyCorp, Knightsbridge and Bousfields to discuss options for the project moving forward, including approval and permitting risks.
12/09/23	JLI	1.30	Updating internal list of key open items; preparing short form internal tracker.
12/10/23	CAG	0.50	Review/revise draft addendum to Keb Hana letter of guarantee loan documents and emails with J. Linde re: same.
12/10/23	GNK	0.50	<div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 0.2em;"></div> preparing email to M. Dunn re: same.
12/11/23	BON	1.40	Attention to NDA for stakeholders; attention to Apple settlement matters; attend daily update call with A&M; attention to emails/discussions and analysis of HCRA matters.
12/11/23	CAG	0.40	Emails with Cassels, stakeholders and Stikeman re: scheduling endorsement.
12/11/23	CAG	1.80	Review/revise updated draft of letter of guarantee addendum and interoffice conference with J. Linde re: same; numerous emails with stakeholders re: Apple litigation counsel fees; attend status update call with A&M re: discussion of SISP and related matters; review and comment on draft response to HCRA.
12/11/23	GNK	2.10	Preparing email to M. MacKenzie re: meeting and HRCA letter; drafting correspondence to Mr. Mizrahi and Ms. Coco re: HCRA letter; attending Teams meeting with J. Linde re: same; attending Teams meeting with M. MacKenzie and M. Dunn re: HRCA letter.
12/11/23	HOW	1.30	Receipt and review documentation from client; email to counsel at Glaholts regarding holdback release; telephone call with counsel for Mizrahi Inc.
12/11/23	INA	0.20	Reviewing email from J. Linde and revised work stream summary; reviewing status of municipal and planning matters; email to J. Linde.
12/11/23	JLI	4.70	Revising Addendum to be included in Letter of Guarantee documents; reviewing and preparing correspondence re: Receivership matters; revising Letter of Guarantee documents; reviewing list of Goodmans updates for weekly Lender update; attending daily conference call with Receiver team.
12/11/23	MSD	1.40	Attending discussion with M. MacKenzie re: HRCA issues; revising correspondence to reflect further information; participating in update call.
12/12/23	BON	2.20	Attention to HCRA matters; attention to emails/discussions re: settlement of Coco arbitration award; attention to emails/discussions re: Apple settlement matters; review and comment on draft weekly A&M update; attention to stakeholder NDA matters; attend daily update call with A&M; attention to draft

Date	TKID	Hours	Description
			RFCA waiver re: draw request.
12/12/23	CAG	1.60	Review and comment on draft lender update deck; emails with Fogler re: status of arbitration award enforcement; attend update call with Osler; attend update call with Receiver; review and comment on draft RFCA waiver.
12/12/23	DDC	0.50	Reviewing waiver re: conditions precedent; reviewing Credit Agreement re: same; correspondence re: same.
12/12/23	GNK	0.20	Reviewing M. MacKenzie comments re: letter; exchanging internal correspondence with M. Dunn re: same.
12/12/23	HOW	3.00	Telephone call with client; review of documentation relating to Gamma.
12/12/23	INA	0.30	Reviewing emails from C. Armstrong, J. Nevsky, M. Bassanyi re: outstanding settlement with TSCC 2208 for additional storeys; emails to C. Armstrong, J. Nevsky.
12/12/23	JKI	0.30	Drafting cover note re: Receiver's decision to proceed on the record without prejudice.
12/12/23	JLI	2.70	[REDACTED] revising internal tracker of key open items; revising list of activities for weekly Lender update; attending weekly standing call with Osler team and A&M team; attending daily conference call with Receiver team; sending notice to all significant stakeholders re: Confidentiality Agreement.
12/12/23	MSD	0.80	Reviewing and revising response to HCRA; circulating to client; attending discussion with S Bieber re: Khaveri claim; drafting e-mail re: same.
12/13/23	CAG	0.50	Interoffice conference with H. Wise re: MI and Gamma matters; interoffice conference with I. Andres re: municipal law matters.
12/13/23	GNK	0.40	Reviewing call log re: redactions; exchanging correspondence with M. Dunn re: same.
12/13/23	HOW	1.50	Review of Gamma contract and letters to and from Gamma and Mizrahi Inc.
12/13/23	INA	0.70	Discussions with C. Armstrong re: transition of files from Dentons, strategy for dealing with additional six storeys, discussions with other OLT parties; emails to C. Armstrong, J. Nevsky; reviewing section 37 materials; discussion with M. Dunn re: noise exemption application, anticipated objection; reviewing emails from J. Nevsky, M. Dunn, C. Armstrong.
12/13/23	JKI	1.30	[REDACTED]
12/13/23	JLI	0.40	Finalizing Addendum for Letter of Guarantee documents; reviewing and responding to correspondence re: Receivership matters.
12/13/23	MSD	1.00	Reviewing and revising material re: Notice of Change; attending discussion with I. Andres re: noise exemption and exchanging emails with client re: same.

Total Fees**\$91,922.50**

Invoice No. 806642
Our File No. XEBN 232285

December 15, 2023

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
INA	Andres, Ian	6.00	875.00	5,250.00
HOW	Wise, Howard	14.50	1,085.00	15,732.50
MSD	Dunn, Mark	7.40	915.00	6,771.00
DDC	Dedic, Dan	1.30	915.00	1,189.50
CAG	Armstrong, Chris	22.70	915.00	20,770.50
BON	O'Neill, Brendan	11.60	1,185.00	13,746.00
TDA	D'Angelo, Tyler	1.00	790.00	790.00
GNK	Cohen, Kirby	7.20	760.00	5,472.00
RGI	Gill, Rodney	3.90	760.00	2,964.00
JLI	Linde, Jennifer	30.30	550.00	16,665.00
JKI	Kiss, Jerred	3.40	550.00	1,870.00
CBR	Brown, Cole	0.50	550.00	275.00
AGT	Tsiakos, Angela	0.50	480.00	240.00
DPS	Word Processing	1.70	110.00	187.00
Total Fees				\$91,922.50

Disbursements

Description	Amount
Copies	91.00
Search - EDD	181.10
Total Disbursements	\$272.10

Total Fees On This Invoice	\$91,922.50
ON HST @ 13.0%	\$11,949.93
Taxable Disbursements	\$272.10
Total Disbursements On This Invoice	\$272.10
ON HST @ 13.0%	\$35.37
Total On This Invoice (CAD)	\$104,179.90
Total On This Invoice (USD)	\$80,218.52

1265

Invoice No. 806642

Our File No. XEBN 232285

Page 8

December 15, 2023

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red ink signature, appearing to be 'E. & O. E.', is written over the text 'GOODMANS LLP'.

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Bay Adelaide Centre
333 Bay Street, Suite 3400
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GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

January 15, 2024

Our File No. XEBN 232285
Invoice No. 807796

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
12/14/23	BON	0.50	Attend daily update call with A&M.
12/14/23	CAG	0.40	Telephone call with counsel to Morrow Crane and emails with A&M re: same.
12/14/23	GNK	0.40	Exchanging internal correspondence and correspondence with A&M re: HCRA letter; finalizing HCRA letter.
12/14/23	HOW	1.00	Telephone call with client to discuss holdback and progress billings.
12/14/23	INA	0.20	Reviewing emails from C. Armstrong, J. Nevsky re: file transition, discussion with other OLT parties on settlement implementation; emails to C. Armstrong, J. Nevsky.
12/14/23	MSD	1.00	Attending update meeting; reviewing motion material; finalizing and sending correspondence to HRCA.
12/15/23	CAG	1.20	Inter-office conversation with J. Linde re: status of case matters; telephone conversation with M. Dunn re: Khavari matters; meeting with A&M re: discussion of status of various case matters.
12/15/23	INA	0.10	Reviewing emails from B. O'Neill, C. Armstrong, J. Linde, M. Dunn re: transition meeting with Dentons, outstanding issues; emails to B. O'Neill, C. Armstrong, J. Linde, M. Dunn.
12/15/23	JLI	1.80	Reviewing and revising list of Goodmans workstreams for weekly Lender update; reviewing and responding to correspondence re: Receivership matters; updating internal tracker of key open items.
12/18/23	BON	2.80	Attention to emails/discussions re: construction lien matters; attention to emails/discussions re: Apple settlement matters; attention to weekly A&M update document; attention to draft RFP for real estate brokers; attend c/c with Coco counsel re: NDA matters; attend daily update call with A&M; attention to

Date	TKID	Hours	Description
			agenda for Dentons meeting.
12/18/23	CAG	2.80	Emails with DV re: payment of outstanding fees; emails with A&M re: Dentons meeting; review and comment on draft RFP letter re: broker engagement and draft riders re: APS fair market value report; video conference with Coco counsel re: discussion of NDA and update; video conference with Receiver re: discussion of transition of Denton's mandates; video conference with Receiver re: status update.
12/18/23	HOW	0.40	Emails to and from client; emails from C. Armstrong relating to Cult.
12/18/23	INA	0.50	Reviewing emails from C. Armstrong, J. Linde, J. Nevsky re: agenda for transition meeting with Dentons; emails to C. Armstrong, J. Linde re: suggested revisions; videoconference meeting with C. Armstrong, J. Linde, S. Ferguson, J. Nevsky re: meeting preparation, next steps.
12/18/23	JLI	5.60	Reviewing and revising list of agenda items for telephone conference with Dentons; reviewing and revising draft Request for Proposals for real estate brokers; reviewing and revising Receiver correspondence re: Fair Market Value Report; attending conference call with counsel to J. Coco Project entities; attending conference call with A&M team re: upcoming telephone conference with Dentons; attending daily conference call with Receiver team; reviewing and revising form of Confidentiality Agreement for significant stakeholders.
12/19/23	BON	0.80	Attend update call with A&M and Osler; attention to revised NDA based on Torys comments.
12/19/23	CAG	2.20	Attend update call with Osler; video conference with A&M and H. Wise re: construction holdback issues; draft outline of letter agreement re: construction holdback issues.
12/19/23	HOW	2.00	Telephone call with client to discuss holdback issue surrounding Mizrahi Inc.; review of emails and analysis by client; telephone call between H. Wise and C. Armstrong; emails from J. Linde; emails from A. Sterling; email to and from client regarding Gamma.
12/19/23	JKI	0.30	Reviewing matters that Dentons is involved in preparation of call with Dentons.
12/19/23	JLI	2.70	Reviewing and responding to correspondence re: Receivership matters; reviewing Fair Market Value Report; attending weekly standing call with A&M team and Osler team; revising form of Confidentiality Agreement; preparing letter to Mizrahi Inc. re: release of holdback.
12/20/23	CAG	5.60	Review/revise stakeholder NDA and emails with J. Linde re: same; inter-office conversation with H. Wise and J. Linde re: construction holdback and lien issues; reviewing/revising draft developer confirmation letter; video conference with Dentons and A&M re: discussion of various Project legal matters; attend to matters re: Cult Iron Works lien and consider issues re: RFCA and emails with A&M re: same; review emails/documentation re: Bass subcontract and draft email re: same; attend update call with A&M and follow on call with A&M re: November construction payment matters.
12/20/23	CDA	0.30	Reviewing email from C. Armstrong; reviewing letter re: lien; obtaining and reviewing updated PIN; email to C. Armstrong providing updated PIN and lien on title.
12/20/23	HOW	2.60	Review of email relating to Cult Iron Works; telephone call between H. Wise, C.

Date	TKID	Hours	Description
			Armstrong and J. Linde relating to holdback release to Mizrahi Inc.; review of emails relating to Gamma; emails to and from C. Armstrong relating to registered liens; emails from J. Nevsky.
12/20/23	INA	1.90	Reviewing notes and correspondence; videoconference meeting with J. Nevsky, C. Armstrong, M. Dunn, J. Linde, P. Rimer, M. Bench, Y. Cai re: transition of files from Dentons, outstanding severance and land titles application, status of zoning and section 37 matters, construction staging considerations, required extensions to noise and road occupancy permits, interim occupancy matters; discussions with M. Dunn, R. Gill re: responsibility for City permit extensions; call with M. Bench re: further background; emails to B. O'Neill, C. Armstrong, J. Linde, M. Dunn, T. D'Angelo, R. Gill re: allocation of responsibility.
12/20/23	JKI	0.90	Call with M. Dunn and Dentons.
12/20/23	JLI	3.60	Revising letter to Mizrahi Inc. re: payment of fees and holdback matters; meeting with H. Wise and C. Armstrong re: construction issues; revising form of Confidentiality Agreement and circulating same for comment; attending meeting with A&M team and Dentons team re: transition of mandates; attending daily conference call with Receiver team.
12/21/23	CAG	2.80	Review/revise draft November 2023 developer payment letter and emails with Receiver re: same; interoffice conversation with real estate and municipal team re: severance and interim occupancy work streams/strategy; attend update call with A&M re: discussion of Gamma and Mizrahi payment issues; review client comments on payment letters and revising same and emails with H. Wise re: same.
12/21/23	INA	0.70	Videoconference meeting with C. Armstrong, J. Linde, R. Gill, T. D'Angelo re: outstanding real estate, planning and municipal matters, allocation of responsibility, anticipated sale process and construction timing; reviewing email from M. Bench re: CofA decision and certificates approving severance; email to M. Bench; email to T. D'Angelo.
12/21/23	JLI	4.30	Reviewing and revising internal tracker of key open items; updating same; attending meeting with internal team re: severance and interim occupancy matters; reviewing and revising letters to Mizrahi Inc. re: payment of costs and holdback matters; attending daily conference call with Receiver team; finalizing and circulating summary chart to Dentons team re: transition of mandates.
12/21/23	RGI	0.70	Meeting with I. Andres, C. Armstrong, T. D'Angelo, and, J. Linde to discuss timing of severance and interim occupancy action items; preparing materials for interim occupancy submissions to the City.
12/21/23	TDA	1.00	Review of file materials and notes; call with internal team re: file; review of consent and severance documentation provided by I. Andres.
12/22/23	AGT	0.10	Attend to reviewing of emails from J. Linde and C. Armstrong re: drafting of resolutions of The One entities to change registered office and responding.
12/22/23	CAG	3.80	Review/consider Gamma issues and emails with A&M and H. Wise re: same; video conference with Gamma; internal call with A&M and W. Smith re: Gamma; draft email to Gamma re: payment and multiple emails with receiver re: same.
12/22/23	HOW	4.00	Telephone calls with client; telephone call with H. Wise and C. Armstrong; telephone calls with client and counsel for Gamma; review of emails and

Date	TKID	Hours	Description
			correspondence relating to Gamma claims and payments.
12/22/23	JLI	1.10	Compiling executed copy of CERIECO Confidentiality Agreement; circulating revised form of Confidentiality Agreement for comment; updating internal tracker of key open items; reviewing and responding to correspondence re: Receivership matters.
12/22/23	PDR	0.30	Revise data processing Agreement.
12/22/23	TDA	0.10	Correspondence with internal team re: terrorism insurance.
12/23/23	CAG	2.10	Numerous emails and telephone conferences with A&M re: Gamma matters and draft reply email.
12/23/23	HOW	0.50	Emails from W. Smith, C. Armstrong, G. Grenier and client.
12/24/23	CAG	0.40	Emails/telephone call with Receiver and B. O'Neill re: Mizrahi letter.
12/27/23	AGT	1.20	Attend to reviewing of exchanges of emails and attend to drafting of director resolutions for each of Mizrahi Commercial (The One) GP Inc. and Mizrahi Development Group (The One) Inc. to change the registered office to that of Receiver; revising and updating of annual return filings; attend to preparing of declaration of change of Mizrahi Commercial (The One) LP to change principal place of business, including of GP resolution; circulating documents to C. Armstrong and J. Linde for signature and advising on N. Sharpe position; following-up on maintenance of Manitoba extra-provincial registration of Mizrahi Commercial (The One) GP Inc.
12/27/23	BON	0.40	Attend to emails/discussions with A&M re: Payment Letter matters.
12/27/23	CAG	0.50	Review email from BLG re: MI matters and numerous emails with A&M and B. O'Neill re: same.
12/27/23	JLI	1.40	Reviewing annual filings and resolutions re: change of address for debtor entities; reviewing draft Report on Deposits and Commissions.
12/28/23	BON	1.40	Attend precall with A&M re: Payment Letter matters; attend c/c with MI, BLG and Goodmans re: same.
12/28/23	CAG	1.50	Prepare for and pre-call with Receiver and B. O'Neill re: discussion with Mizrahi and counsel; discussion with Mizrahi and counsel re: payment letters.
01/01/24	MSD	1.00	Reviewing and analyzing commission and bank payment issues; drafting email to client re: same.
01/02/24	BON	1.90	Attend weekly update call with A&M and Osler; attend daily update call with A&M; attention to emails/discussions re: critical next steps.
01/02/24	CAG	1.80	Status update call with Osler; emails with A&M re: Cult Iron Works matters; review and comment on Lender update deck; status update call with A&M.
01/02/24	JLI	3.40	Attending weekly standing conference call with Osler team and A&M team; reviewing and responding to correspondence re: construction lien matters; revising list of Goodmans workstreams for weekly lender update; attending daily conference call with Receiver team; reviewing provisions of Receivership Funding Credit Agreement re: [REDACTED]
01/02/24	MSD	2.70	Reviewing and revising commission analysis; drafting memorandum re: same; participating in client update call.

Date	TKID	Hours	Description
01/03/24	AGT	0.80	Exchange of emails with J. Linde re: corporate minute books of Mizrahi group and email from Dentons re: incomplete records; attend to conducting of cursory reviews on the records of each of Mizrahi Commercial (The One) GP Inc. and Mizrahi Development Group (The One) Inc.; attend to revising and updating of annual return of Mizrahi Commercial (The One) GP Inc. to remove N. Sharpe as officer; drafting of email to J. Linde with update and re-circulating documents.
01/03/24	BON	1.10	Attention to emails/discussions and analysis re: condo purchases and sales; attend daily update call with A&M.
01/03/24	CAG	2.90	Emails with A&M and internal team re: various construction issues and Novation Agreement; review/consider APS commission analysis and internal emails re: same; attending to matters re: corporate updates; attend update call with A&M re: discussion of various issues.
01/03/24	HOW	2.40	Review of emails from client; review of Cult Iron Works and Gamma emails; review of Cult lien and draft contract; emails to and from client.
01/03/24	JLI	6.10	Reviewing draft report on Unit Sales, Deposits and Commissions; reviewing and contributing to internal comments re: same; reviewing minute books of debtor entities; preparing form of Novation Agreement; updating internal tracker of key Goodmans open items; attending daily Receiver team call; reviewing and responding to correspondence re: corporate filings of debtor entities.
01/03/24	MSD	1.80	Drafting and revising memorandum re: commissions; exchanging internal correspondence re: same; participating in daily meeting.
01/04/24	AGT	1.50	Attend to reviewing of draft ratifying resolution of Mizrahi Commercial (The One) GP Inc. provided by L. Perras at Dentons; attend to reviewing of email from J. Linde re: executed resignation from S. Mizrahi, including executed notice of nomination and consent to act from A. Brown as replacement director of Mizrahi Commercial (The One) GP Inc.; reviewing of USA and provisions re: changes to directors; attend to reviewing of records of Mizrahi Development Group (The One) Inc. with respect to requirements to changing directors; responding to J. Linde with comments to director changes in Mizrahi Commercial (The One) GP Inc. and Mizrahi Development Group (The One) Inc. and outstanding documents; attend to revising and further updating of annual return of Mizrahi Commercial (The One) GP Inc. to reflect election of A. Brown as director and revising of resolutions re: change in address; re-circulating documents to J. Linde; attend to reviewing of email from Y. Cai at Dentons re: S. Mizrahi matters, including change in registered office and various draft documents; responding to J. Linde with comments; exchange of emails with J. Linde re: drafting of resolution reducing Board of Mizrahi Development Group (The One) Inc. and rectification resolutions of Mizrahi Commercial (The One) GP Inc.; attend to drafting of director resolution of Mizrahi Development Group (The One) Inc. reducing Board of directors to 1.
01/04/24	BON	1.10	Attention to internal discussions re: MI compensation matters; attend daily upcall with A&M.
01/04/24	CAG	1.10	Emails re: corporate matters, Gamma and Cult Iron Works; attend update call with A&M; telephone call with B. O'Neill re: January 10 meeting matters.
01/04/24	HOW	1.00	Review of emails from client; emails to client.
01/04/24	JLI	5.10	Reviewing and responding to correspondence re: corporate filings of debtor entities; reviewing Unanimous Shareholder Agreement of Mizrahi Commercial

Date	TKID	Hours	Description
			(The One) GP Inc.; preparing form of Novation Agreement; reviewing memorandum re: Mizrahi Inc. costs review; attending daily conference call with Receiver team.
01/04/24	MSD	2.10	Correspondence re: potential Fogler Rubinoff claim; reviewing documents re: same; participating in meeting with client; correspondence re: fraud and police report.
01/05/24	BON	1.80	Attend c/c with A&M re: Mizrahi payment and SISP matters; attention to follow-on items re: same; review and comment on draft MI GC Cost Review Summary; attention to draft agenda for 1/10 meeting with SM; attention to NDA for MI/BLG.
01/05/24	CAG	4.20	Prepare for and attend video conference with Receiver re: discussion of Jan 10 MI meeting; review/revise draft memo re: Receiver position on monthly payments and circulating to A&M for comment; review and comment on draft NDA for MI and emails with J. Linde re: revisions to same; email to MI and counsel re: January 10 meeting enclosing documentation; review MI search summary; telephone call with J. Nevsky re: CM payments; email to Mizrahi and counsel re: January 10 meeting matters; draft rider for email to Gamma re: January payment.
01/05/24	JLI	3.10	Reviewing materials re: Mizrahi Inc. costs review; meeting with A&M team re: same; updating internal tracker of Goodmans key open items; preparing Confidentiality Agreement for Mizrahi Inc. and its counsel; reviewing PPSA search results against Mizrahi Inc.; revising list of Goodmans work streams for weekly lender update.
01/05/24	MSD	2.20	Reviewing and analyzing material provided by B Grossman re: potential claim and EMM settlement; drafting update re: same.
01/06/24	JLI	0.40	Preparing form of Confidentiality Agreement for Finnegan Marshall Inc.
01/07/24	CAG	1.30	Review and comment on form of NDA and draft Novation Agreement and e-mails with J. Linde re: same.
01/07/24	JLI	1.10	Revising form of Confidentiality Agreement for Finnegan Marshall Inc.; revising form of Subcontractor Novation Agreement.
01/08/24	AGT	0.10	Attend to reviewing of email from J. Linde re: circulation of documents and call to discuss same and responding.
01/08/24	BON	1.60	Attention to draft Novation Agreement and emails/discussions re: same; attention to update discussion with H. Wise; attend daily update call with A&M.
01/08/24	CAG	3.60	Review and comment on revised Novation Agreement and interoffice conference with J. Linde re: same; interoffice conference with J. Linde re: discussion of status of corporate matters and review draft omnibus corporate resolution prepared by Dentons; review/consider request by Cult to lift stay to perfect lien and emails with Cult counsel re: same; attend status update call with Receiver; review/consider Cult statement of claim; emails with Osler re: Cult Iron Works matters; review and comment on legal update riders for lender presentation.
01/08/24	HOW	3.60	Telephone call with H. Wise and B. O'Neill; telephone call with H. Wise and C. Armstrong; review of Novation Agreement; email from J. Linde; emails from S. Ferguson; review of Cult Iron Works Statement of Claim; receipt and review of emails from counsel for Gamma.

Date	TKID	Hours	Description
01/08/24	INA	0.10	Reviewing emails from M. Dunn, B. Grossman re: potential claim against Fogler; reviewing emails from C. Armstrong, R. Gill re: interim occupancy.
01/08/24	JKI	1.00	[REDACTED]
01/08/24	JLI	5.80	Reviewing and revising form of Subcontractor Novation Agreement; circulating same for comment; reviewing hard copies of minute books of Debtor entities; compiling corporate filings and resolutions prepared for Debtor entities and drafting internal note summarizing same; reviewing draft Statement of Claim of Cult Iron Works Limited re: registered lien on Project; discussing significant stakeholder update with M. Mackenzie; preparing summaries to assist with preparation of same; attending daily conference call with Receiver team; updating internal tracker of key Goodmans open items.
01/08/24	JSO	0.70	Call with H. Wise, J. Linde, C. Armstrong re: motion to vacate lien.
01/08/24	MSD	2.10	Correspondence with B. Grossman re: Fogler Rubinoff claim; reviewing [REDACTED] and instruction to J. Kiss re: same; instructions to M. Leonard re: stay of provincial offences claim.
01/09/24	AGT	0.50	Teleconference with C. Armstrong and J. Linde to discuss clean-up of Mizrahi entities; attend to revising of resolutions of Mizrahi Commercial (The One) GP Inc. to remove N. Sharpe as officer and re-circulating package of documents to J. Linde.
01/09/24	BON	2.20	Attention to draft A&M Significant Stakeholder Update; attend weekly update call with A&M and Osler; attention to emails/discussions re: draft Novation Agreement; attend daily update call with A&M.
01/09/24	CAG	6.30	Draft email to Cult counsel re: lifting stay; video conference with A&M and Osler re: status update and discussion of various case issues; consider SISP matters and emails with B. O'Neill re: same; video conference with J. Linde and A. Tsiakos re: corporate resolution matters; video conference with H. Wise and J. Linde re: Novation Agreement; telephone call with Cult counsel; review/consider Mizrahi counsel mark-up of payment letters; review/consider Osler comments on Novation Agreement and emails re: same; review/consider Glaholts memo re: Mizrahi construction contracts and emails with A&M re: same.
01/09/24	HOW	4.20	Receipt and review of Novation Agreement; receipt and review of emails from counsel for Mizrahi Inc.; emails to T1 team; office conference between H. Wise, C. Armstrong and J. Linde, review of Cult Iron Works letter; address lien registration.
01/09/24	JKI	1.00	[REDACTED] emailing M. Dunn.
01/09/24	JLI	8.30	Reviewing critical date provisions of Standard Form Agreement of Purchase and Sale; reviewing remedial resolutions prepared for Mizrahi Commercial (The One) GP Inc.; preparing detailed list of items to include in First Report of Receiver; attending weekly standing conference call with A&M and Osler teams; meeting with C. Armstrong and A. Tsiakos re: corporate filings and resolutions of Debtor entities; meeting with C. Armstrong and H. Wise re: construction issues; discussing corporate resolution matter with Y. Cai; attending daily conference call with Receiver team; reviewing Glaholt memorandum re: payment of Mizrahi Inc. costs; [REDACTED]

Date	TKID	Hours	Description
01/09/24	JSO	1.20	Reviewing client documents; continue drafting Motion Record re vacating motion.
01/09/24	MSD	0.70	Preparing for and participating in update discussion; reviewing lender update.
01/09/24	TDA	0.20	Review of correspondence re: potential Fogler Rubinoff claim.
01/10/24	ABE	0.10	Subsearching property for The One.
01/10/24	BON	4.10	Review materials and prepare for meeting with SM, Glaholts and BLG; attend meeting with same; attention to follow-on discussions and matters re: same.
01/10/24	CAG	6.00	Interoffice conference with construction litigation team re: preparation of motion to vacate Cult lien and emails with A&M re: same; prepare for and attend meeting at BLG with A&M re: discussion of Mizrahi Inc. construction contract issues and related matters; emails with Cult counsel re: lift stay matters; review and comment on draft Cult lien vacate motion materials and interoffice conference with J. Snelgrove and J. Linde re: same; attend status update call with A&M; review and comment on litigation update from M. Dunn and emails re: same; emails re: Strategy Corp invoicing matters.
01/10/24	CDA	0.20	Obtaining copy of title instrument requested, providing to J. Snelgrove.
01/10/24	HOW	4.80	Prepare for meeting with Mizrahi Inc.; meeting with H. Wise; J. Linde, J. Snelgrove and C. Armstrong relating to vacating claim of lien of Cult; attend meeting with client, Mizrahi Inc. and counsel for Mizrahi Inc.; review and revise Motion materials, emails to and from B. O'Neill and C. Armstrong.
01/10/24	INA	0.10	Reviewing email from J. Daniels re: intersection improvements, section 37 payments; email to J. Daniels.
01/10/24	JLI	9.40	Reviewing and revising form of Subcontract Novation Agreement; attending conference call with J. Snelgrove, H. Wise and C. Armstrong re: motion to vacate Cult Iron lien; attending in-person meeting with A&M, Mizrahi Inc. and counsel; reviewing and revising motion materials re: motion to vacate Cult Iron lien; discussing same with J. Snelgrove and C. Armstrong; attending daily conference call with Receiver team; circulating motion materials for comment; drafting correspondence to Court re: filing of Motion to Vacate.
01/10/24	JSO	5.10	Reviewing client documents, including Receivership Order; drafting Notice of Motion, Affidavit, Order and other motion materials to vacate Construction Lien.
01/10/24	MSD	2.40	Correspondence re: Fogler claim, Khaveri claim, Notices of Changes, TPS reporting process and noise violation trial.
01/11/24	AGT	0.20	Attend to reviewing of exchanges of emails re: remedial resolutions and confirmation of shareholdings; reviewing of draft documents for circulation and responding to J. Linde on signing.
01/11/24	BON	2.40	Review A&M Lender update; attention to draft litigation update; attention to Cult construction lien matters; review and comment on draft motion material re: vacating Cult construction lien; attention to emails/discussions and revisions re: stakeholder NDA.
01/11/24	CAG	3.90	Considering issues re: Mizrahi funding and payment letters; multiple emails with Cult counsel and A&M re: vacating lien; review and comment on draft email to Court re: vacating lien; emails with J. Linde re: debtor corporate matters; emails

Date	TKID	Hours	Description
			with Coco counsel and A&M re: NDA matters; review and comment on revised Coco NDA; video conference with Osler re: discussion of Novation Agreement comments, Cult lien and related matters; attend update call with A&M; review updated draft of Cult lien vacate motion materials.
01/11/24	HOW	4.20	Review of Subcontract and Novation Agreement; telephone call with counsel for Lenders; review of emails relating to Cult, review and revise Motion Record; office conference between H. Wise and J. Snelgrove,
01/11/24	JLI	8.60	Reviewing weekly Lender update and related Lender progress tracker; updating internal tracker of key Goodmans open items; reviewing and revising motion materials; reviewing and responding to correspondence re: various Receivership matters; finalizing corporate filings and resolutions of Debtor entities and circulating same; revising form of Confidentiality Agreement; preparing outline of items to be included in First Report of Receiver; meeting with Osler team re: form of Subcontract Novation Agreement; attending daily conference call with Receiver team; reviewing and revising form of Subcontract Novation Agreement.
01/11/24	JSO	2.20	Reviewing revisions to motion materials; conferring with J. Linde, C. Armstrong re motion materials; revising motion materials further in light of perfection
01/11/24	MSD	0.60	Finalizing and sending correspondence re: outstanding litigation matters; participating in call with client.
01/11/24	RGI	0.50	
01/12/24	ABE	0.20	Email from M. Ventresca and subsearching The One lands.
01/12/24	BON	0.60	Attention to draft MOU for Mizrahi compensation and emails/discussions re: same.
01/12/24	CAG	2.80	Emails with A&M and internal team re: Cult lien vacate motion matters; draft outline of MOU term sheet and internal emails re: same; review/revise updated draft Novation Agreement and emails with J. Linde re: same; review and comment on draft update to lenders re: MI payments matters.
01/12/24	HOW	1.70	Review of Motion Record; review of emails to and from client, J. Snelgrove, C. Armstrong and J. Linde; review of email submission to Court; receipt of revised Novation Agreement.
01/12/24	JLI	7.90	Preparing outline of items to be included in First Report of Receiver; reviewing and revising same; reviewing and responding to correspondence re: Receivership matters; reviewing provisions to be included in Memorandum of Understanding with Mizrahi Inc.; revising Financing Request Notice for January 2024 draw request; revising Waiver Agreement for same; revising form of Novation Subcontract Agreement; updating internal tracker of key Goodmans open items.
01/12/24	JSO	1.90	Revising and finalizing motion materials to vacate Construction Lien
01/13/24	HOW	1.20	Detailed review of revised Novation Agreement; review of comments from C. Armstrong relating to same, review of emails from Court.
01/14/24	CAG	0.10	Emails with Coco counsel and client re: NDA matters.
01/15/24	TDA	0.20	Correspondence w. BL2 team re: construction liens.

Total Fees**\$202,380.00**

Invoice No. 807796
 Our File No. XEBN 232285

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 January 15, 2024

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
BON	O'Neill, Brendan	22.70	1,236.43	28,243.50
INA	Andres, Ian	3.60	886.43	3,158.00
CAG	Armstrong, Chris	57.30	950.00	54,809.50
HOW	Wise, Howard	33.60	1,116.43	37,726.50
MSD	Dunn, Mark	16.60	960.00	15,969.00
TDA	D'Angelo, Tyler	1.50	820.00	1,209.00
RGI	Gill, Rodney	1.20	790.00	942.00
PDR	Ruby, Peter	0.30	1,110.00	333.00
JSO	Snelgrove, Jill	11.10	790.00	8,769.00
JLI	Linde, Jennifer	79.70	574.44	46,203.00
JKI	Kiss, Jerred	3.20	565.00	1,820.00
GNK	Cohen, Kirby	0.40	760.00	304.00
CDA	D'Aversa, Christina	0.50	595.00	296.00
ABE	Belluomini, Alexis	0.30	610.00	183.00
AGT	Tsiakos, Angela	4.40	497.86	2,189.50
DPS	Word Processing	1.90	116.00	225.00
Total Fees				\$202,380.00

Disbursements

Description	Amount
Search - Sub	49.45
Total Disbursements	\$49.45

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Invoice No. 807796

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Our File No. XEBN 232285

January 15, 2024

Total Fees On This Invoice	\$202,380.00
ON HST @ 13.0%	\$26,309.40
Taxable Disbursements	\$49.45
Total Disbursements On This Invoice	\$49.45
ON HST @ 13.0%	\$6.43
Total On This Invoice (CAD)	\$228,745.28
Total On This Invoice (USD)	\$176,133.87

THIS IS OUR ACCOUNT HEREIN
GOODMANS-LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Bank ID (for EFT payments): 0004

Transit: 12162

Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Transit: 12162

USD account: 7359751

Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593

Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

February 1, 2024

Our File No.	XEBN	232285
Invoice No.		808834

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
01/15/24	BON	1.40	Attention to emails/discussions re: Mizrahi compensation matters; attention to SISP matters; attention to Cult Ironworks construction lien matters; attend daily update call with A&M; attention to stakeholder NDA.
01/15/24	CAG	4.80	Emails with J. Linde and H. Wise re: revisions to Novation Agreement; emails with internal team and reporting email to A&M re: Order vacating Cult lien; review/consider SISP precedent materials and internal emails re: same; <div style="background-color: black; height: 1.2em; width: 100%;"></div> reviewing/consider model form of T1 Condo APS; emails with real estate team re: discharging Cult lien and review and comment on draft A&D; meeting with A&M re: discussion of various case matters including MI payments, SISP and APS matters.
01/15/24	CDA	0.90	Reviewing email from C. Armstrong; reviewing motions to delete construction lien and certificate of action from title; obtaining and reviewing updated PIN; preparing draft application to delete construction lien; preparing acknowledgement and direction for receiver's signature; email to C. Armstrong providing A&D for signature; amending the A&D and ereg Application as commented by C. Armstrong.
01/15/24	HOW	0.80	Review of emails relating to Cult Iron Works; emails to and from client.
01/15/24	JLI	8.50	Reviewing and responding to comments re: form of Subcontract Novation Agreement; circulating same for comment; revising and circulating execution copy of Confidentiality Agreement to Cocos and counsel; assisting with coordination of client meetings held at Goodmans' offices; reviewing updates re: Cult Iron Works Limited lien matters; researching and compiling precedent lien regularization orders; preparing form of Lien Regularization Order; preparing form of SISP; preparing form of SISP Approval Order; meeting with A&M team

Date	TKID	Hours	Description
			at Goodmans' offices re: updates from meetings with consultants; revising Request for Proposals Letter re: SISP broker; preparing Non-Disclosure Agreement for same; reviewing memo re: Mizrahi Inc. costs and Lender responses to same.
01/15/24	MSD	0.90	Reviewing Credit Agreement as it relates to deposit and commission analysis; reviewing and revising same.
01/16/24	BON	4.10	Attention to Mizrahi compensation matters; attention to draft RFP for Real Estate Brokers and related NDA; attention to draft A&M weekly update; attention to draft Subcontract Novation Agreement; attend c/c with A&M re: various Mizrahi matters; attend c/c with A&M and Osler re: same.
01/16/24	CAG	3.50	Telephone call with M. Dunn re: APS commission matters; attending to matters re: discharge of Cult lien and multiple emails with internal team, client and Osler re: same; attending to matters re: RFCA advance request and revising waiver and emails with client and Osler re: same; review and comment on Lender update; attend video conference with A&M re: discussion of MI issues and APS commission issues; review and comment on form of broker NDA and emails with J. Linde re: same; attend update call with A&M and Osler re: discussion of various case matters.
01/16/24	CDA	0.50	Reviewing emails providing signed receiver A&D and filed Order; uploading documents into ereg Application; communicating with T. D'Angelo providing instructions for signing application for registration; completed subsearch, registering Application on title; obtaining post-registration PIN; email to group circulating materials.
01/16/24	HOW	0.70	Review of emails relating to Novation Agreement, MOU, Cult Iron Works.
01/16/24	JLI	10.20	Revising and updating list of Goodmans activities for weekly Lender update; updating internal tracker of key Goodmans open items; drafting SISP Approval Order; drafting Memorandum of Understanding between Mizrahi Inc. and Receiver re: Mizrahi Inc. costs; meeting with A&M team re: Mizrahi Inc. sales commissions and related deposit matters; revising Request for Proposals Letter re: SISP broker and related Non-Disclosure Agreement; circulating same for comment; attending weekly standing conference call with Osler and A&M teams; revising form of Confidentiality Agreement for Mizrahi Inc. and counsel.
01/16/24	JSO	0.30	Reviewing Application to Delete, updated PIN, issued and entered Order and serving on opposing counsel.
01/16/24	MSD	6.30	Reviewing and revising analysis of commissions and deposits; attending discussions with clients re: same; reviewing further material relevant to analysis.
01/16/24	TDA	0.30	Review of application to discharge lien; correspondence with internal team re: registration.
01/17/24	BON	1.70	Attention to emails/discussions with A&M and BLG re: Mizrahi compensation matters; attention to draft MOU; attention to Mizrahi NDA.
01/17/24	CAG	5.70	Telephone call with A&M and B O'Neill re: MI payment terms; reviewing/revising draft MOU with MI and monthly payment letters and emails with internal team re: same and telephone call with A&M re: monthly payments terms; review Osler comments on Novation Agreement and emails with J. Linde re: revisions to same; interoffice conference with J. Linde re: preparing GC costs payment schedule; telephone calls and emails with A&M re: various litigation

Date	TKID	Hours	Description
			claim matters.
01/17/24	HEW	0.10	Emails re: outstanding matters; order searches.
01/17/24	HOW	1.20	Emails to and from C. Armstrong and J. Linde; review of agreements. MOU.
01/17/24	JKI	0.90	Reviewing contract; emailing M. Dunn.
01/17/24	JLI	6.70	Drafting Memorandum of Understanding between Mizrahi Inc. and Receiver re: Mizrahi Inc. costs; drafting SISP Approval Order; reviewing and revising Subcontract Novation Agreement; reviewing and summarizing notes taken during meeting with A&M, Mizrahi Inc. and its counsel/advisors; attending daily Receiver team conference call; preparing schedule of Mizrahi Inc. costs; reviewing and revising Memorandum of Understanding and related form of Payment Letter.
01/17/24	MSD	1.50	Reviewing correspondence from S. Mizrahi; reviewing and revising presentation re: deposits and commissions; call with M. Mackenzie; reviewing cheque fraud issues and correspondence with F. Mak; correspondence re: Khaveri claim.
01/18/24	AGT	0.10	Exchange of emails with J. Linde re: effective date of director changes and dating of documents upon signature; further exchanges thereafter.
01/18/24	BON	3.10	Attention to draft MOU and Payment Letters; attention to SISP NDAs; attend daily update call with A&M; review Hazelton receivership application; attention to emails/discussions re: CSA Plan milestone extension; attention to emails/discussions re: Morrow crane lien.
01/18/24	CAG	3.70	Emails with A&M re: Morrow Crane issues; attending to matters re: Novation Agreement; review/revise draft Schedule A for MOU and emails with J. Linde re: same; emails with Dentons re: engagement matters; emails re: MapPro issues; interoffice conference with J. Linde re: SISP drafting; review receivership application against Mizrahi entity and emails with A&M re: same; [REDACTED] attend updated call with A&M and internal team re: discussion of various case matters; emails re: severance and interim occupancy matters; review CBRE revisions to NDA; emails with Morrow Crane counsel; emails with Osler re: CSA Plan waiver.
01/18/24	HEW	0.50	Emails re: outstanding matters; summarize searches.
01/18/24	HOW	0.90	Emails to and from client; review of Novation Agreement.
01/18/24	JLI	7.10	Circulating Memorandum of Understanding re: Mizrahi Inc. costs and related Payment Letter for comment; revising and updating internal tracker of key Goodmans open items; circulating Subcontract Novation Agreement for comment; preparing form of SISP; reviewing Receivership Application against Mizrahi (128 Hazelton) Inc.; attending daily conference call with Receiver team; reviewing litigation searches against Mizrahi Inc.
01/18/24	MSD	1.90	Attending discussion with client re: various issues; attending discussion with M. MacKenzie and E. Krieger re: deposits and commissions analysis, exchanging correspondence re: MapPro litigation.
01/19/24	BON	2.10	Attention to emails/discussions re: SISP RFP and NDA matters; attention to draft MOU, Payment Letter and Novation Agreement; attend daily update call with A&M.

Date	TKID	Hours	Description
01/19/24	CAG	3.70	Review/consider client comments on MOU and payment letters and commenting on updated drafts and emails and telephone calls with J. Linde re: same; emails with A&M re: deposit insurance matters; telephone call with D. Bish re: lender update report; attend status update call with A&M re: discussion of various case matters including MOU comments; review and comment on memo re: interim occupancy and emails with R. Gill and J. Linde re: same; emails with Cerieco counsel re: same.
01/19/24	INA	1.00	Reviewing emails from J. Daniels re: responsibility for Bloor/Balmuto intersection and traffic signal works, required permits and timing; reviewing section 37 agreement and existing LCs; emails to J. Daniels re: status of intersection works; reviewing emails from R. Gill, C. Armstrong, J. Linde re: framework for addressing interim occupancy Building Code issues with City.
01/19/24	JKI	0.60	Reviewing litigation chart; emailing M. Dunn.
01/19/24	JLI	9.20	Reviewing weekly Lender update; preparing form of SISP; updating internal tracker of key Goodmans open items; assisting with coordination of client meetings held at Goodmans' offices; reviewing and revising Memorandum of Understanding re: Mizrahi Inc. costs and related Payment Letter; circulating same for comment; reviewing Aviva/Westmount insurance matters; attending daily conference call with Receiver team; reviewing and revising memorandum re: interim occupancy; reviewing and responding to correspondence re: Subcontract Novation Agreement.
01/19/24	MSD	1.00	Providing instructions re: Notices of Change of Lawyer; reviewing draft correspondence and participating in update call.
01/19/24	RGI	1.30	Preparing memorandum on occupancy permits for super tall buildings.
01/20/24	BON	0.60	Attention to emails/discussions and revised versions of MOU, Payment Letter, Novation Agreement and NDA for Mizrahi/BLG.
01/20/24	CAG	1.10	Review client comments on MOU and updated turn of same; emails with internal team re: interim occupancy memo; review Cerieco litigation proposal and emails with internal team re: same; review and comment on updated interim occupancy memo.
01/20/24	JLI	2.90	Updating internal tracker of key Goodmans open items; reviewing counsel to CERIECO's response re: stay of action against Debtors; reviewing and revising Memorandum of Understanding and related Payment Letter; circulating same to opposing counsel; finalizing memorandum re: interim occupancy.
01/21/24	JLI	1.80	Circulating memorandum re: interim occupancy for comment; reviewing and revising form of SISP and SISP Approval Order; circulating same for comment.
01/21/24	MSD	0.50	Reviewing proposal re: CERIECO litigation; exchanging emails re: same.
01/21/24	RGI	0.20	Reviewing revised draft memorandum and corresponding with J. Linde.
01/22/24	BON	2.10	Attention to emails/discussions re: CERIECO litigation matters; attention to emails/discussions re: various SISP matters; attend daily call with A&M; attention to broker comments to SISP NDAs.
01/22/24	CAG	1.70	Emails with A&M re: Cult lien receipt; emails with A&M re: status of Morrow Crane matters; emails with M. Dunn re: CERIECO litigation/receivership stay matters; review and comment on revised [REDACTED] and interoffice conference

Date	TKID	Hours	Description
			with J. Linde re: revising same; attend update call with A&M re: discussion of various case matters; emails with Aviva counsel re: stakeholder update report; emails with J. Linde re: [REDACTED]
01/22/24	JLI	3.40	Reviewing background materials re: lien regularization; preparing form of Lien Regularization Order; updating internal tracker of key Goodmans open items; reviewing Non-Disclosure Agreement [REDACTED] attending daily conference call with Receiver team; reviewing correspondence re: CERIECO litigation.
01/22/24	MSD	1.80	Attending discussion with client; exchanging correspondence re: CERIECO claim; further revising CERIECO email.
01/22/24	TDA	1.00	Review of file materials from Dentons and internal team, including COA consents and Notice of Decisions; review of notes from previous meetings; correspondence with G. Lauzon re: file; correspondence with internal team re: scope of request.
01/23/24	BJG	0.80	Meeting re: liquidity and severance options for residential/non-residential project; consider same.
01/23/24	BON	2.90	Attend weekly update call with Osler and A&M; attention to draft SISP materials and SISP design; attend daily update call with A&M.
01/23/24	CAG	3.90	Emails with A&M and Morrow Crane counsel re: Morrow Crane claim; review revised [REDACTED] and emails with A&M re: same; review/consider SISP timelines and emails with A&M re: same; review/consider Osler comments on MOU and emails re: same; telephone call with Morrow Crane counsel and emails with A&M re: same; attend status update with A&M; review and comment on CERIECO lift stay terms and emails with M. Dunn re: same; review/consider SISP precedents; email to Dickinson Wright re: Mizrahi Hazelton receivership application.
01/23/24	GLL	1.80	Numerous email; review documents; download and review reference plan; meeting with T. D'Angelo; meeting with B. Green and T. D'Angelo.
01/23/24	JLI	8.30	Researching and reviewing principles re: [REDACTED] [REDACTED] reviewing motion materials and receiver reports filed in connection with same; attending weekly standing conference call with A&M and Osler teams; reviewing comments on Memorandum of Understanding re: Mizrahi Inc. costs; attending daily conference call with Receiver team; reviewing form of Confidentiality Agreement to be entered into between Lenders and prospective partners; reviewing and revising list of Goodmans activities to be included in weekly report to the Lenders; reviewing and revising Limited Waiver re: waiver of CSA Plan requirement under the Receivership Funding Credit Agreement.
01/23/24	MSD	1.70	Exchanging correspondence re: Khaveri claim; attending discussion with client; revising consent terms for CERIECO claim; reviewing commissions report.
01/23/24	TDA	2.60	Meeting with G. Lauzon and B. Green re: matters to consider re: LT absolute application, severance, and LTT; correspondence with insolvency team re: same; reporting email re: same.
01/24/24	BON	4.80	Review and comment on draft Receivership Status Update; attention to draft CSA Plan waiver; attention to weekly A&M update; review SISP matters and design; attend meeting with A&M re: same; attention to A&M weekly update.

Date	TKID	Hours	Description
01/24/24	CAG	6.40	Emails with Aviva counsel re: NDA matters and reviewing comments on same; emails with counsel and A&M re: Mizrahi Hazleton receivership status; emails with Morrow Crane counsel re: scheduling call; review and comment on draft update report to stakeholders; considering matters re: SISP and meeting with A&M re: discussion of SISP design and key issues; attend status update call with A&M; review/consider memo from T. D'Angelo re: land title absolute/severance/LTT matters; emails with Osler and A&M re: Altus reporting for RFCA; review and comment on draft CSA Plan waiver and emails with internal team re: same; review and comment on email re: [REDACTED] inquiry re: lease of commercial space; emails with Coco counsel re: status of stakeholder update report; reviewing SISP precedent and emails with J. Linde re: further research.
01/24/24	INA	0.10	Reviewing emails from T. D'Angelo, C. Armstrong re: status of severance, land titles absolute application, value to purchaser.
01/24/24	JLI	9.20	Reviewing comments on Confidentiality Agreement for Aviva Insurance Company of Canada; preparing and circulating execution version of same; reviewing and revising Receivership Update Report prepared by A&M for significant Project stakeholders; [REDACTED] attending meeting with A&M team in person re: SISP planning matters; attending daily conference call with Receiver team; reviewing precedent form of SISP and related Receiver's Report from Trump Tower receivership; preparing draft correspondence re: project lease space.
01/24/24	MSD	2.50	Call with counsel to Seele re: settlement offer; meeting with client; reviewing A&M analysis of CERIECO transaction; e-mail with potential claimant; sending proposal re: CERIECO claim procedure.
01/25/24	AGT	0.20	As per email from M. MacKenzie with comments on directors and officers, attend to revising of directors resolution of Mizrahi Commercial (The One) GP Inc. to reflect removal of N. Sharpe as officer; circulating revised resolution to J. Linde.
01/25/24	BON	4.20	Attention to emails/discussions re: [REDACTED] leasing matters; attention to emails/discussions re: corporate filings; attention to SISP design matters; attend c/c with Osler re: same; attention to emails/discussions and revisions re: RFCA CSA Plan waiver; review and discuss MI markups of MOU and Payment Letters.
01/25/24	CAG	2.40	Emails with Osler re: RFCA waiver matters; emails with internal team re: NDA and corporate update matters; emails re: StrategyCorp retainer matters; review/consider MI comments on MOU and telephone call with A&M re: discussion of same; telephone call with Osler re: discussion of SISP.
01/25/24	DDC	0.80	Reviewing and revising waiver; reviewing conditional waiver precedents; correspondence with C. Armstrong, B. O'Neill and J. Linde re: same.
01/25/24	JLI	8.80	Updating internal tracker of key Goodmans open items; revising Memorandum of Understanding re: Mizrahi Inc. costs and reviewing comments received re: same; researching and reviewing SISP precedents and summarizing key points re: stalking horse bids; attending to corporate filing matters re: Debtor entities; preparing form of Lien Regularization Order; reviewing materials re: SISP planning; meeting with Osler team re: SISP matters; revising Limited Waiver re: waiver of CSA Plan requirement under the Receivership Funding Credit

Date	TKID	Hours	Description
			Agreement; circulating same for comment; reviewing and revising Receivership Update Report prepared by A&M for significant Project stakeholders.
01/25/24	RGI	0.20	Reviewing question regarding and providing advice on transfer of municipal permits and licenses.
01/25/24	TDA	0.10	Correspondence re: file.
01/26/24	CAG	2.80	Emails re: Mappro claim matters and insurance; attend status update call with A&M and call re: discussion of MOU and revisions to same; review revised MOU and telephone call with internal team re: revisions to same; emails/telephone calls with A&M re: further revisions to MOU; email to MI counsel enclosing revised MOU.

Total Fees	\$151,339.00
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	27.00	1,265.00	34,155.00
TDA	D'Angelo, Tyler	4.00	850.00	3,400.00
CAG	Armstrong, Chris	39.70	985.00	39,104.50
BJG	Green, Bram	0.80	1,105.00	884.00
MSD	Dunn, Mark	18.10	965.00	17,466.50
INA	Andres, Ian	1.10	915.00	1,006.50
RGI	Gill, Rodney	1.70	820.00	1,394.00
HOW	Wise, Howard	3.60	1,140.00	4,104.00
DDC	Dedic, Dan	0.80	985.00	788.00
JLI	Linde, Jennifer	76.10	590.00	44,899.00
JKI	Kiss, Jerred	1.50	580.00	870.00
JSO	Snelgrove, Jill	0.30	790.00	237.00
GLL	Lauzon, Gloria	1.80	610.00	1,098.00
CDA	D'Aversa, Christina	1.40	610.00	854.00
HEW	Wilson, Heather	0.60	585.00	351.00
AGT	Tsiakos, Angela	0.30	505.00	151.50
DPS	Word Processing	4.80	120.00	576.00

Total Fees	\$151,339.00
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Invoice No. 808834
 Our File No. XEBN 232285

Disbursements

Description	Amount
Registration Fee	69.95
Copies	22.75
Agent Fees	120.00
Process Server	162.50
Search - Sub	188.80
Filing Fees	11.65
Meals	52.47
Total Disbursements	\$628.12

Total Fees On This Invoice	\$151,339.00
ON HST @ 13.0%	\$19,674.07
Non-Taxable Disbursements	\$69.95
Taxable Disbursements	\$558.17
Total Disbursements On This Invoice	\$628.12
ON HST @ 13.0%	\$72.56
Total On This Invoice (CAD)	\$171,713.75
Total On This Invoice (USD)	\$132,219.59

THIS IS OUR ACCOUNT HEREIN
 GOODMANS LLP



E. & O. E.
 BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Bank ID (for EFT payments): 0004

Transit: 12162

Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Transit: 12162

USD account: 7359751

Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593

Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

February 13, 2024

Our File No. XEBN 232285
Invoice No. 809350

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
01/23/24	INA	0.20	Reviewing emails from C. Armstrong, T. D'Angelo re: severance and land titles application; emails to C. Armstrong, T. D'Angelo.
01/25/24	HOW	1.00	Receipt and review of various drafts and blacklines of letters, MOU, review of emails relating to same.
01/25/24	INA	0.20	Reviewing emails from J. Daniels re: Knightsbridge request, SCI letter of engagement; call with J. Daniels; emails to C. Armstrong, S. Ferguson, J. Daniels.
01/25/24	MSD	1.80	Reviewing analysis re: recirculation transactions; reviewing and considering strategic implications.
01/26/24	BON	4.40	Attention to final version of general stakeholder update and circulation to NDA parties; attention to emails/discussions re: MOU matters; t/cs and c/cs with A&M re: same; attention to emails/discussions and documents re: hotel NDAs; attention to RFCA CSA Plan waiver; attention to revised MOU and Payment Letter; attention to emails/discussions with BLG/Glaholt re: same.
01/26/24	JLI	8.40	Finalizing Receivership Update Report prepared by A&M for significant Project stakeholders; circulating same; attending daily conference call with Receiver team; reviewing and revising Memorandum of Understanding re: Mizrahi Inc. costs; discussing same and related matters with B. O'Neill and C. Armstrong; reviewing weekly Lender Update; updating internal tracker of key Goodmans open items; attending telephone conference with Osler team re: confidentiality matters; reviewing and revising form of Confidentiality Agreement for Lenders' prospective partners.
01/26/24	MSD	2.60	Attending Court hearing re: noise complaint; exchanging correspondence with client and counsel re: MapPro litigation; attending update discussion with client; reviewing and responding to lender correspondence re: CERIECO claim.

Date	TKID	Hours	Description
01/28/24	BON	0.80	Attention to emails/discussions re: Mizrahi matters.
01/28/24	CAG	0.70	Emails with Mizrahi counsel, client and internal team and Osler re: project payment/MOU/potential motion issues and prepare draft outline of response to MI motion.
01/28/24	JLI	1.70	Preparing form of Lien Regularization Order.
01/28/24	MSD	1.50	Reviewing email re: potential motion; analyzing potential strategic issues re: same; reviewing analysis re: CERIECO loans.
01/29/24	BON	2.90	Attention to emails/discussions and analysis re: Mizrahi matters; attention to hotel NDA; attention to internal update call.
01/29/24	CAG	4.70	Emails with Keb counsel re: NDA matters; multiple telephone calls with A&M re: MOU/MI issues and emails with counsel to MI and Osler re: same; review and comment on draft NDA and interoffice conference with J. Linde re: revisions to same; video conference with A&M re: status update on case matters; telephone call with B. O'Neill re: MOU/MI issues; emails with T. D'Angelo re: land title absolute and severance matters; interoffice conference with J. Linde re: consider/discuss contingency planning and reviewing Receivership Order re: same; review/consider [REDACTED]
01/29/24	INA	0.10	Reviewing emails from C. Armstrong, T. D'Angelo re: completion of severance; email to C. Armstrong, T. D'Angelo.
01/29/24	JLI	7.60	Reviewing A&M Updated Forensic Review of Available Records re: the Project; reviewing and revising Lien Regularization Order; researching principles re: [REDACTED] preparing summary re: same; updating list of Goodmans ongoing activities for Weekly Lender Update; attending daily conference call with Receiver team; discussing receivership matters with C. Armstrong; revising form of Confidentiality Agreement for Lenders' prospective partners.
01/29/24	MSD	1.20	Attending discussion with client re: various issues; reviewing analysis of CERIECO loan issues.
01/29/24	TDA	0.30	Correspondence with internal working group re: severances and LT Absolute applications.
01/30/24	BJG	0.40	Discussions re: application for Land Titles Absolute and implementation of Planning Act severances.
01/30/24	BON	4.10	Attention to emails/discussions and analysis re: Mizrahi matters; attention to hotel NDA; attention to c/c with A&M re: Mizrahi matters; attention to draft update to IGIS re: same; attention to draft weekly update; attention to draft payment letters for January; attention to CSA plan waiver; attend to weekly update call with Osler and A&M; attention to draft contingency plan outline; attention to draft response to BLG.
01/30/24	CAG	6.80	Considering contingency issues and drafting outline of same and emails with J. Linde re: construction contract precedent and revising contingency issue list; attend video conference with Receiver re: discussion of MI issues; review and comment on email/payment letters re: MI payments and considering re: same; emails with MI counsel re: motion by MI; review correspondence from Cult Iron Works counsel; review and comment on revised form of NDA for lenders; attend update call with A&M and lender counsel; emails re: searches on

Date	TKID	Hours	Description
			Hazleton receivership application; emails with Coco counsel re: meeting scheduling; emails with Coco counsel and A&M re: corporate filings and reviewing same; consider novation issues.
01/30/24	GLL	5.00	Numerous email; due diligence for Land Titles Application; meeting with B. Green and T. D'Angelo.
01/30/24	HOW	0.60	Emails to and from C. Armstrong.
01/30/24	JLI	8.70	Preparing overview of legal considerations re: general contractor matters; preparing summary of same; attending conference call with A&M team re: payments to Mizrahi Inc. and related matters; reviewing and revising form of Payment Letters to be provided to Mizrahi Inc. re: payment of December 2023 costs and draft correspondence re: same; revising form of Confidentiality Agreement for Lenders' prospective partners; circulating same for comment; attending weekly standing conference call with Osler and A&M teams; assisting with preparation of internal notes in advance of conference call with counsel to Mizrahi Inc.
01/30/24	MSD	5.30	Discussion with Receiver re: loan review and analysis; meeting with Osler re: update; correspondence with CERIECO re: potential meeting.
01/30/24	TDA	0.90	Meeting with O. Moon re: file; call with O. Moon, G. Lauzon, and B. Green re: file.
01/31/24	BON	2.40	Attend c/c with Mizrahi counsel; attend follow-on c/c with A&M re: same; attention to draft January payment letters; attention to sisp update for IGIS; attention to contingency planning outline for IGIS; attention to draft disclaimer notice.
01/31/24	CAG	7.50	Telephone call with A&M re: payment letters and status with MI matters; telephone call with A&M re: corporate filing matters; video conference with MI counsel re: MOU/potential motion and de-brief discussion with A&M re: same; telephone call with R. Davidge re: NDA and MI matters; emails with Keb counsel re: NDA matters; emails with A&M re: Cult lien matters; emails with counsel re: Morrow crane issues and attend video conference with Morrow, counsel and A&M re: Morrow crane issues; telephone call with H. Wise re: MI matters; considering contingency planning matters and emails with J. Linde re: same; review and comment on draft payment email to subcontractors.
01/31/24	HOW	0.70	Email from C. Armstrong; telephone call with C. Armstrong.
01/31/24	JLI	7.10	Updating internal tracker of key Goodmans open items; attending conference call with M. Mackenzie and C. Armstrong re: corporate filing matters; attending conference call with counsel to Mizrahi Inc. re: general contractor matters; attending conference call with A&M re: same; preparing form of disclaimer notice re: certain construction contracts; reviewing and revising A&M's list of contingency planning matters for inclusion in Weekly Lender Update; attending daily conference call with Receiver team; reviewing and revising Lien Regularization Order.
01/31/24	LJL	1.00	Discussion with C. Armstrong re: background and potential need for Lien Regularization Order, and discussing concepts; office conference with J. Linde re: same; brief review of Court Order.
01/31/24	MSD	5.50	Meeting with counsel to Mizrahi Inc.; meeting re: strategy with client; meeting with counsel to CERIECO; further meeting with client re: update; reviewing

Date	TKID	Hours	Description
			lender deck re: contingency planning.
02/01/24	BON	1.90	Attention to payment letter matters; attention to draft timeline re: same and MOU matters; attend daily call with A&M.
02/01/24	CAG	1.90	Emails with A&M re: SISP matters; interoffice conference with J. Latham re: preparation of Lien Regularization Order; attend status update call with A&M re: discussion of various case matters; emails with Glaholts re: payment letters; emails to Morrow counsel enclosing invoices; review and comment on draft timeline re: MOU matters.
02/01/24	HOW	1.80	Emails to and from client; review of documentation relating to Onyx; telephone call with H. Wise and C. Armstrong.
02/01/24	JKI	1.20	Meeting with M. Dunn; reviewing insurance policies and insurance certificate.
02/01/24	JLI	7.30	Updating internal tracker of key Goodmans open items; preparing timeline of engagement with Mizrahi Inc. and counsel re: general contractor payment matters; reviewing principles re: [REDACTED] [REDACTED] assigning research to articling student re: same; reviewing and revising form of Lien Regularization Order; circulating same for comment; attending daily conference call with Receiver team; reviewing general contractor contracts and benefits of same for Project; preparing summary re: same.
02/01/24	LJL	1.60	Reviewing materials re: lien regularization orders; reviewing application materials.
02/01/24	MSD	7.10	Reviewing insurance issues re: Mappro claim; reviewing insurance policy relevant to same; reviewing issues relating to Mizrahi Inc. and underlying documents; reviewing various litigation matters and instructions to J. Kiss re: same; reviewing application materials re: 128 Hazelton application and providing relevant information to Receiver; call with client.
02/02/24	BON	2.40	Attention to NDA for prospective debt assignees; attention to draft disclaimer notice and cover memo re: legal considerations re: same; attention to set-off matters; attention to payment letter matters.
02/02/24	CAG	2.60	Emails with A&M and Glaholt re: payment letters; emails with A&M re: construction/MI matters; review/consider Onyx matters and telephone call with H. Wise re: same and telephone call with J. Nevsky re: same; draft email to Osler re: RFCA NDA/potential debt assignee matters; review and comment on draft memo to A&M re: potential disclaimer; brief review of revised MOU and payment letter and emails with A&M and internal team re: same.
02/02/24	JKI	0.20	Revising notices of change.
02/02/24	JLI	7.40	Preparing summary re: legal considerations for general contractor contingency plan; reviewing correspondence re: Lender discussions with debt assignees; updating internal tracker of key Goodmans open items; reviewing Weekly Lender Update; reviewing receivership application materials re: Mizrahi (128 Hazelton) Inc.; reviewing comments on Memorandum of Understanding with Mizrahi Inc. and related payment letter; preparing and circulating summary of views re: same; reviewing provisions of Receivership Funding Credit Agreement [REDACTED] updating Service List.
02/02/24	LJL	1.40	Reviewing Receivership Order and application materials reviewing draft LRO

Date	TKID	Hours	Description
			blacklines to precedents; brief review of draft LRO.
02/02/24	MSD	2.80	Reviewing contracts with MI to analyze potential issues; reviewing various insurance issues; correspondence re: potential disclaimer and set-off.
02/04/24	LJL	2.00	Detailed review of and revisions to draft Lien Regularization Order; emailing draft to J. Linde.
02/05/24	AGT	0.20	Attend to reviewing of email from J. Linde and email from Torys re: signing of directors resolutions by J. Coco; responding to J. Linde on approval and filing of annual returns.
02/05/24	BON	2.30	Attention to NDA terms for potential debt assignees; attend c/c with A&M re: Mizrahi and SISP matters.
02/05/24	CAG	2.70	Reviewing revised MOU and payment letter; video conference with A&M re: discussion of MI issues; review revised lender NDA; review/consider VHT issues and emails with J. Linde re: same.
02/05/24	JLI	9.20	Reviewing and responding to correspondence re: corporate filing matters; circulating proposal to Osler re: Lender discussions with prospective debt assignees; reviewing and revising Lien Regularization Order; discussing same with J. Latham; reviewing Minutes of Settlement entered into by Debtors re: Balmuto Street property; revising list of Goodmans ongoing activities to be included in Weekly Lender Update; preparing form of Notice of Motion re: SISP Approval Order; attending conference call with A&M team re: general contractor matters and SISP preparation; discussing various Receivership matters with C. Armstrong; revising form of Confidentiality Agreement re: Lender discussions with prospective debt assignees; revising Goodmans memo re: interim occupancy for purposes of circulating same to Lenders; reviewing Vacant Home Tax matters.
02/06/24	AGT	0.40	Telephone call with J. Linde to discuss ratification matters of Mizrahi entities, including filings, and approval from Receiver.
02/06/24	BON	3.90	Attention to NDA for potential debt assignees; attention to vacant occupancy tax matters; attend c/c with Osler re: Mizrahi and SISP matters; follow-on call with A&M re: same; attention to interim occupancy memo; attend c/c with A&M and Osler re: Mizrahi and SISP matters; attention to master contingency plan tracker.
02/06/24	CAG	4.40	Emails with internal team and A&M re: VHT matters; emails with internal team re: severance status; video conference with Osler re: status of MI issues; review and comment on lender update deck; video conference with A&M, Aviva and counsel re: discussion of case matters; video conference with Osler and A&M re: discussion of SISP and other Project matters; review and comment on contingency planning checklist.
02/06/24	FBK	1.30	Conference with M. Dunn re: insurance matters; commence review of insurance policies and documentation re: insurance matters.
02/06/24	JLI	8.30	Reviewing and responding to correspondence re: Vacant Home Tax matters; revising and circulating service list; reviewing corporate filing matters re: Debtor entities; discussing same with A. Tsiakos; attending conference call with Osler team re: general contractor matters and SISP preparation; compiling list of legal contingency plan considerations re: general contractor matters for inclusion in overall contingency plan framework; reviewing and revising A&M's contingency plan framework to be shared with Lenders; attending weekly

Date	TKID	Hours	Description
			standing conference call with A&M and Osler teams; updating internal tracker of key Goodmans open items.
02/06/24	MSD	3.70	Attending meeting with Osler re: various issues and contingency plan; reviewing and revising contingency plan; exchanging correspondence re: noise violation; reviewing litigation and insurance issues.
02/06/24	RGI	0.10	Reviewing revised memorandum regarding occupancy of super tall buildings prior to topping off; corresponding with J. Linde regarding edits to memorandum.
02/06/24	TDA	0.30	Correspondence with internal team re: vacant home tax matters and weekly lender update re: severance.
02/07/24	BON	6.80	Attention to contingency planning master tracker chart and analysis and discussions re: same; attention to memo re: outstanding decisions and project impacts and draft responses to same; emails and calls with A&M re: same; attention to draft Lien Regularization Order; attention to legal research re: [REDACTED] [REDACTED] attention to Mappro litigation matters; review and comment on draft contingency planning summary for lenders; review and comment on draft [REDACTED] proposal; review RFP proposals; attend daily update call with A&M.
02/07/24	CAG	1.70	Emails re: MapPro matters; review and comment on Lien Regularization Order and interoffice conference with J. Linde re: same.
02/07/24	FBK	3.80	Review insurance policy documentation and correspondence re: insurance matters; consider insurance claim issues and insurance matters; meet with M. Dunn re: same; prepare notification documentation.
02/07/24	JKI	4.50	Meeting with F. Kussner and M. Dunn; emailing F. Kussner; drafting insurance notice letter.
02/07/24	JLI	9.10	Reviewing and revising Court materials from precedent cases for purposes of developing general contractor contingency plan; reviewing correspondence from Mizrahi Inc. re: Project decision-making issues; circulating general contractor contingency plan to internal team and revising same based on comments received; reviewing and revising Lien Regularization Order; attending conference call with A&M and KDC teams re: response to correspondence from Mizrahi Inc. re: decision-making issues; updating timeline of communications with Mizrahi Inc.; circulating memorandum re: interim occupancy to Osler team; reviewing draft proposal from [REDACTED] re: potential construction management services contract; attending daily conference call with Receiver team; preparing correspondence for A&M re: non-payment of pre-filing obligations owing by Debtors; updating tracker of key Goodmans open items.
02/07/24	MSD	4.60	Reviewing and considering contingency planning issues; drafting comments re: same; reviewing potential Condominium Act issues; attending meeting with client team; reviewing insurance claim issues and meeting with F. Kussner re: same; considering insurance contingency planning issues; exchanging correspondence with client re: insurance and litigation issues.
02/07/24	RGI	0.50	Reviewing correspondence from client in relation to memorandum on interim occupancy; reviewing and analyzing general contractor contingency planning issues; drafting comments for I. Andres.
02/07/24	TDA	0.10	Correspondence with G. Lauzon re: file.

Date	TKID	Hours	Description
02/08/24	BON	3.90	Review and discuss correspondence with KEB Hana counsel; review materials re: Heritage district appeal; [REDACTED] attention to Tario matters; attention to matters re: condo purchaser delay notices; attention to vacant home tax matters; attend daily update call with A&M.
02/08/24	CAG	0.30	Telephone call with B. O'Neill re: potential [REDACTED] engagement.
02/08/24	FBK	0.80	Review additional insurance documentation; conferences and correspondence re: same.
02/08/24	JKI	0.80	Attending telephone call with F. Kussner; revising draft notice to insurer letter.
02/08/24	JLI	8.20	Reviewing underlying documents re: Heritage District Appeal involving Debtors; reviewing and revising Court materials and construction agreements from precedent cases for purposes of developing general contractor contingency plan; updating internal tracker of Goodmans key open items; [REDACTED] preparing summary re: same; preparing revised form of payment letter for Mizrahi Inc. costs for November 2023 pay period; reviewing and responding to correspondence re: Vacant Property Tax matters; coordinating matters for in-person all hands meeting to be held on February 9, 2024 at Goodmans; reviewing Weekly Lender update; attending daily conference call with Receiver team; discussing outline of First Report of Receiver with M. Mackenzie; reviewing and revising Contingency Plan List; reviewing real estate broker proposals in connection with SISP.
02/08/24	MSD	4.50	Reviewing and updating contingency plan; reviewing and revising notices; attending meeting with client; [REDACTED] considering issues relating to construction stabilization plan and related motion; exchanging correspondence re: insurance issues; exchanging correspondence re: CERIECO issues; reviewing pleadings in CERIECO litigation to identify issues relevant to Receiver's mandate.
02/08/24	TDA	0.10	Correspondence with internal team re: file.
02/09/24	BON	4.90	Review RFP Proposals; review and discuss A&M summary re: same; review contingency planning matters; attend all hands meeting re: same; attention to follow-on discussions with A&M re: next steps; attention to Glaholt responses.
02/09/24	CAG	0.40	Emails re: deposit insurance matters; emails with A&M re: MI/MOU matters.
02/09/24	JKI	0.70	Meeting with M. Dunn; researching [REDACTED]
02/09/24	JLI	10.20	Preparing outline for First Report of Receiver; meeting with M. Mackenzie re: same; reviewing RFP proposal summary deck; reviewing Aviva deposit insurance policy; assisting with coordination of in-person meetings held at Goodmans; attending all hands in-person meeting with A&M, Goodmans, Osler and Lender teams re: SISP preparation and general contractor contingency planning; meeting with M. Mackenzie re: preparation of outline for First Report of Receiver.
02/09/24	MSD	4.70	Preparing for and attending meeting with client and senior secured lenders; further review and revisions to contingency planning; reviewing contractual issues relating to MI; reviewing and revising correspondence to Counsel to MI; reviewing pleadings in CERIECO action.

Date	TKID	Hours	Description
02/10/24	BON	2.70	Attention to various correspondence with Mizrahi counsel and client and stakeholder discussions re: same; attention to emails/discussions re: contingency planning.
02/10/24	CAG	0.60	Emails re: notifications to condo purchasers and considering issues re: same; multiple emails re: MOU/MI matters.
02/10/24	JKI	3.80	Researching [REDACTED]
02/10/24	JLI	8.10	Reviewing and responding to correspondence re: general contractor contingency planning matters; reviewing and revising Lien Regularization Order; preparing form of Notice of Motion; reviewing underlying documents to assist in preparation of same; updating Contingency Planning List.
02/11/24	BON	4.40	Review contingency planning checklist; attend c/c with A&M re: same; attend internal follow-on call re: key tasks and next steps; review Lien Regularization Order and attend c/c re: same; t/c with D. Bish re: update.
02/11/24	FBK	0.30	E-mails re: insurance matters.
02/11/24	JKI	0.80	Researching [REDACTED]
02/11/24	JLI	10.60	Attending conference call with Receiver team re: general contractor contingency planning; discussing same with C. Armstrong and B. O'Neill; attending conference call with Goodmans team re: Lien Regularization Order and subcontract matters; reviewing and revising Lien Regularization Order; reviewing form of Agreement of Purchase and Sale re: [REDACTED] [REDACTED] preparing Limited Waiver for Receivership Funding Credit Agreement Financing Advance Request Notice; reviewing and revising preliminary checklist re: Construction Management Transition Plan; reviewing and revising Supplementary Conditions for Receiver re: Construction Management Contract; revising list of ongoing Goodmans workstreams for Weekly Lender Update; reviewing provisions of Condominium Act re: [REDACTED]
02/11/24	MSD	3.50	Reviewing contractual issues re: MI; discussion re: Lien Regularization Order and related contingency planning; reviewing Lien Regularization Order.

Total Fees**\$240,545.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
MSD	Dunn, Mark	48.80	965.00	47,092.00
FBK	Kussner, Francy	6.20	1,210.00	7,502.00
CAG	Armstrong, Chris	34.30	985.00	33,785.50
RGI	Gill, Rodney	0.60	820.00	492.00
BON	O'Neill, Brendan	47.80	1,265.00	60,467.00
TDA	D'Angelo, Tyler	1.70	850.00	1,445.00
BJG	Green, Bram	0.40	1,105.00	442.00

Invoice No. 809350
Our File No. XEBN 232285

February 13, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
HOW	Wise, Howard	4.10	1,140.00	4,674.00
INA	Andres, Ian	0.50	915.00	457.50
LJL	Latham, Joseph	6.00	1,265.00	7,590.00
JKI	Kiss, Jerred	12.00	580.00	6,960.00
JLI	Linde, Jennifer	111.90	590.00	66,021.00
GLL	Lauzon, Gloria	5.00	610.00	3,050.00
AGT	Tsiakos, Angela	0.60	505.00	303.00
DPS	Word Processing	2.20	120.00	264.00
Total Fees				\$240,545.00

Disbursements

Description	Amount
Copies	122.50
Search - Sub	738.60
Crown Patent	100.00
Total Disbursements	\$961.10

Total Fees On This Invoice	\$240,545.00
ON HST @ 13.0%	\$31,270.84
Taxable Disbursements	\$961.10
Total Disbursements On This Invoice	\$961.10
ON HST @ 13.0%	\$124.95
Total On This Invoice (CAD)	\$272,901.89
Total On This Invoice (USD)	\$210,134.46

1296

Invoice No. 809350

Page 10

Our File No. XEBN 232285

February 13, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red handwritten signature, possibly reading "E. & O. E.", is written over the text "GOODMANS LLP".

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

February 26, 2024

Our File No.	XEBN	232285
Invoice No.		809735

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
02/02/24	HOW	2.80	Emails from J. Linde with attached contingency planning' telephone call to J. Linde; email from B. O'Neill and C. Armstrong; review of LOI relating to Onyx; emails from S. Ferguson; email to and from W. Smith.
02/05/24	LJL	0.80	Email re: further revised draft LRO; detailed review of same.
02/05/24	MSD	1.80	Reviewing and considering arguments relevant to potential Mizrahi motion.
02/06/24	INA	0.20	Reviewing emails from J. Linde re: vacant home tax declarations; emails to J. Linde re: [REDACTED]
02/06/24	LJL	0.50	Emails re: priority of Lien Charge on draft LRO.
02/07/24	GLL	6.00	Due diligence; draft documents.
02/07/24	HOW	2.40	Emails to and from J. Linde; review of issues lists regarding alternates on go forward basis; review of proposal letter; review of 5B Agreement; review proposal from [REDACTED] email from S. Ferguson; review of Lien Regularization Order.
02/07/24	INA	0.60	Reviewing emails from C. Armstrong, M. Dunn, M. Bench, B. Grossman re: Mappro litigation, indemnity to maintain concrete pumping; reviewing emails from J. Linde re: potential disclaimer of general contractor, implications for City permits, contingency plan list; reviewing emails from C. Armstrong, J. Jakubowski re: heritage conservation district appeals.
02/07/24	LJL	0.80	Receipt and review of further revised draft LRO; emails with internal team re: same.
02/08/24	HOW	2.40	Review of draft Order; telephone call between H. Wise and C. Armstrong;

Date	TKID	Hours	Description
			review of emails relating to Mizrahi Inc.; telephone call with J. Linde; emails to and from J. Linde.
02/08/24	INA	0.40	Reviewing emails from M. Bench re: Mappro litigation, outstanding noise and construction permit issues, renewal deadlines; discussion with R. Gill re: contingency plan if GC terminated; reviewing email from R. Gill; reviewing emails from C. Armstrong, J. Nevsky re: heritage district appeals; reviewing emails from J. Linde re: vacant unit tax declaration; email to J. Linde.
02/08/24	LJL	0.40	Multiple emails with internal team re: draft LRO and scheduling discussion.
02/09/24	HOW	0.80	Review of Lien Regularization Order; emails from client regarding Onyx.
02/09/24	INA	0.20	Discussion with R. Gill re: strategy for transitioning City permits and renewal applications; reviewing emails from A. Grove-White re: pre-receivership invoices, strategy for dealing with City.
02/10/24	INA	1.70	Reviewing emails from C. Armstrong, J. Linde, R. Gill re: potential replacement of GC, contingency plan list, transfer of City permits and licenses; considering [REDACTED] emails to C. Armstrong, J. Linde; reviewing emails from A. Grove-White re: pre-receivership invoices; reviewing emails from J. Nevsky, J. Jakubowski re: heritage conservation district hearing, appeal filed by Mizrahi, outstanding issues and monitoring brief; emails to B. O'Neill, C. Armstrong, J. Linde, J. Nevsky.
02/11/24	CAG	4.80	Video conference with A&M re: contingency planning matters; review and comment on revised LRO and video conference with Goodmans working team re: same; review revised disclaimer notice and memos from J. Linde on various disclaimer matters,
02/11/24	HOW	4.00	Review of draft Lien Regularization Order; telephone call with Goodmans team regarding order and lien issues; review of emails to and from counsel.
02/11/24	INA	0.20	Reviewing emails from B. O'Neill, C. Armstrong, J. Linde, J. Nevsky re: old invoices, Site Plan Agreement extension, heritage conservation district appeal.
02/11/24	LJL	2.60	Reviewing draft orders and emails; conference call with internal team to discuss draft Lien Regularization Order; reviewing draft circulated thereafter.
02/12/24	BON	6.10	Attention to NDA matters re: hotel and prospective debt assignees; attention to response to MI re: delay allegations; attend meeting with Coco counsel; attention to weekly A&M update; attention to revised draft of Lien Regularization Order; attention to revised draft of MI disclaimer notice; attention to draft contingency planning checklist; attend daily update call with A&M.
02/12/24	CAG	1.70	Review and comment on revised disclaimer notice; emails with J. Linde re: [REDACTED] review and comment on Knightsbridge response to MI; emails with J. Linde re: Cult Ironworks matters; review and comment on revised Lien Regularization Order; review supplementary conditions and emails with J. Linde re: same.
02/12/24	CDA	0.40	Reviewing email from J. Linde; diarizing subsearches to be pulled for next few weeks, as requested; obtaining and reviewing updated PIN for lands; email to J. Linde and group providing same.
02/12/24	FBK	0.40	Review correspondence and documentation re: insurance matters; e-mails re: same.

Date	TKID	Hours	Description
02/12/24	GLL	0.80	Due diligence.
02/12/24	GNK	0.90	Meeting with M. Dunn and J. Kiss re: Mizrahi motion; preparing case conference brief re: same.
02/12/24	HOW	2.20	Review of emails relating to motion; amendments to Receivership Order, and Lien Regularization/Transition/Skygrid Order.
02/12/24	INA	0.40	Call with J. Jakubowski re: status of heritage conservation district appeals, outstanding Mizrahi appeal, Site Plan Agreement construction deadline; reviewing emails from J. Nevsky; reviewing email from J. Daniels re: pre-receivership invoices; email to J. Daniels, A. Grove-White.
02/12/24	JCC	0.70	Receipt and review of correspondence from J. Linde; brief review of draft Supplementary Conditions re: CCDC 5B.
02/12/24	JKI	0.90	Meeting with M. Dunn and K. Cohen; reviewing Commercial Development Management Agreement.
02/12/24	JLI	8.40	Reviewing and responding to correspondence re: various Receivership matters; preparing form of Factum for upcoming Motion; reviewing underlying documents to assist with same; reviewing correspondence from Knightsbridge to Mizrahi Inc. re: Project delays; reviewing Condominium Act provisions and Standard Form Agreement of Purchase and Sale re: [REDACTED] reviewing and revising Lien Regularization Order and circulating same for comment; discussing Mizrahi Inc. contract matters with M. Dunn; circulating Construction Management Transition Plan and related Disclaimer Notice for comment; attending daily conference call with Receiver team; reviewing research re: [REDACTED]
02/12/24	LJL	2.70	Multiple internal emails and discussions re: background on issues with MI, re: draft LRO and re: approach to contract with potential new general contractor; detailed review of and revisions to draft LRO; sharing with internal team and then with client and with Osler team; reviewing form of supplement to standard form contract.
02/12/24	MSD	7.80	Reviewing construction continuity issues; identifying issues and drafting note re: potential issues; reviewing research re: [REDACTED] meeting re: response to potential MI motion; reviewing MI GC contracts in connection with threatened motion and identifying issues re: same; discussion with client re: various issues; reviewing insurance issues; correspondence re: Mappro claim; reviewing documents relevant to MI payment issues including Altus reports and MI invoices.
02/12/24	TDA	0.10	Correspondence re: file.
02/13/24	BON	3.90	Attention to subcontractor continuity matters; attend weekly update call with Osler; attention to emails/discussions re: MOU matters; attention to draft Transition Order; attention to scheduling matters with Court; attend daily update call with A&M.
02/13/24	CAG	2.40	Review memo from M. Dunn re: subcontractor matters and replying to same; review Receivership Order re: potential amendments; emails with internal team re: March 1 motion matters; attend status update call with A&M.
02/13/24	FBK	2.20	Finalizing notice to insurer re: potential Mappro claim; conference with M. Dunn re: insurance matters; discussion with insurance broker re: potential

Date	TKID	Hours	Description
			Mappro claim and notification to insurers; review insurance policies re: notification items; review legal research re: [REDACTED]
02/13/24	HOW	3.00	Telephone call between H. Wise and M. Dunn; review of emails relating to go forward Orders, and emails relating to same.
02/13/24	INA	0.20	Reviewing emails from M. Dunn, M. Bench re: Mappro litigation, City road occupancy permits; emails to M. Dunn.
02/13/24	JCC	1.50	Emails to and from J. Linde; continue review of draft Supplementary Conditions; receipt and review of various documents, including draft Letter of Intent re: new construction manager.
02/13/24	JKI	0.10	Emailing F. Kussner.
02/13/24	JLI	11.30	Drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; preparing form of Order re: Construction Transition and Ancillary Relief; attending weekly standing conference call with Osler and A&M teams; updating timeline of communications with Mizrahi Inc.; preparing Continuing Matter Request Form; discussing motion materials and related matters with B. O'Neill; attending daily conference call with Receiver team; reviewing Skygrid Construction Inc. Letter of Intent; reviewing and revising draft Order re: Transition Order and Ancillary Relief; reviewing research re: [REDACTED]
02/13/24	LJL	2.30	Multiple emails re: approach to contract with Skygrid and disclaimer of MI; reviewing emails and draft provisions re: form of LOI and supplementary conditions to standard contract; emails and discussions re: form of ancillary order dealing with new contract and liabilities.
02/13/24	MSD	9.30	Drafting correspondence to MI counsel re: status and various issues; correspondence re: transition Order; discussion with H. Wise re: transition issues; correspondence with H. Wise re: holdback issues; discussions with counsel to Mappro; discussion with insurance broker re: potential Mappro claim and others; correspondence with M. Bench and I. Andres re: permit issues; correspondence with S. Walker re: Seele issues.
02/14/24	BON	4.80	Attention to correspondence with Glaholt and emails/discussions re: same; attention to emails/discussions re: Mappro litigation matters (re: Dentons); attention to RFCA funding request matters; c/c with Osler re: same; attend daily update call with A&M; attention to draft Construction Transition Order; attention to Skygrid engagement documents and internal discussions re: same; attention to draft weekly lender updates; attention to contingency planning matters.
02/14/24	CAG	0.80	Emails re: MOU matters; emails re: Dentons matters; review and comment on Construction Transition Order.
02/14/24	FBK	0.80	E-mails re: insurance matters; review documentation re: SKYGRiD Construction; conferences with M. Dunn re: notification to all insurers.
02/14/24	HOW	4.50	Review of emails to and from J. Linde, M. Dunn, B. O'Neill, J. Latham and C. Armstrong; review and revise orders; office conference between H. Wise, J. Cosentino, J. Latham and J. Linde; office conference between H. Wise and J. Cosentino, review of documents from Skygrid, call with Dunn; email from client.

Date	TKID	Hours	Description
02/14/24	INA	0.40	Call with M. Dunn re: Dentons termination of retainer, strategy for transitioning City permits, upcoming deadlines and outstanding litigation; reviewing emails from W. Smith, J. Linde, M. Dunn re: noise permit exemption.
02/14/24	JCC	2.80	Office conference with J. Linde, H. Wise and J. Latham; preparation of summary notes; review revise draft Letter of Intent; continue preparation of revised draft Letter of Intent; receipt and review of correspondence from S. Ferguson to B. O'Neill; review correspondence from F. Tito (Skygrid) to A. Sterling (Alvarez & Marsal).
02/14/24	JHS	0.20	Meeting with T. D'Angelo re: considerations on potential termination of GC.
02/14/24	JKI	0.50	Emailing M. Dunn; reviewing Construction Management Agreement.
02/14/24	JLI	7.60	Submitting Continuing Matter Request Form; drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; revising Skygrid Construction Inc. Letter of Intent; meeting with J. Cosentino and J. Latham re: same; meeting with Osler and A&M re: Receivership Funding Credit Agreement matters; attending daily conference call with Receiver team; reviewing Contingency Planning slide for Weekly Lender Update; discussing contingency planning matters with T. D'Angelo; reviewing Notice of Claim to insurance provider re: Mappro Realty Inc. litigation; reviewing form of Construction Transition and Ancillary Relief Order.
02/14/24	LJL	4.00	Meeting with J. Cosentino, H. Wise and J. Linde re: background and re: approach to LOI and CCDC 5B form and supplementary conditions; reviewing and commenting on draft LOI provisions; detailed review of and revisions to multiple versions of form of ancillary order re: Skygrid contract and liability issues; reviewing emails re: supplementary terms from Skygrid; brief review of same.
02/14/24	MSD	7.30	Correspondence re: noise exemption; reviewing and revising Construction Transition Order; incorporating comments from H. Wise, J. Latham and B. O'Neill re: same; reviewing and revising contingency planning slides; reviewing and analyzing issues relating to March 1 motion.
02/14/24	TDA	1.60	Review of materials and contingency plan; review of RFCA; meeting with J. Shore re: contingency plan; correspondence with internal team re: same.
02/15/24	BON	6.70	Attention to Skygrid matters; attention to Construction Transition Order; c/c with A&M re: same; attention to draft Financing Request Notice and Limited Waiver; t/c with A&M re: MI matters and status; c/c with Osler re: MI and SISP matters; attend daily update call with A&M; attend internal drafting call re: LRO and CCO; attend update call with C. Armstrong; attention to A&M presentation to lenders re: CM transition.
02/15/24	CAG	2.20	Review and comment on updated Construction Transition Order and numerous emails re: same; emails with working group re: various ongoing case matters; attend status update call with A&M.
02/15/24	CDA	0.20	Obtaining and reviewing updated PIN for lands; email to internal group confirming no new construction liens registered on title.
02/15/24	DDC	0.40	Correspondence and discussion re: advance request.
02/15/24	FBK	1.00	Prepare form of template for notification to insurers re: Receivership Order and inability to terminate and termination of Mizrahi Inc. as construction manager;

Date	TKID	Hours	Description
			conferences with M. Dunn re: same; finalize form of notice to insurers re: Mappro claim; conference with J. Kiss re: attachments; review attachments; correspondence to D. Tucci (Masters Insurance) re: notice to insurers.
02/15/24	HOW	5.00	Telephone calls regarding Skygrid and letter of intent; review and revise letter of intent; office conference between H. Wise and J. Cosentino; review of supplementary conditions; emails to and from client; review of LRO and comments on same; email from Oslers.
02/15/24	INA	0.20	Reviewing emails from M. Dunn, J. Daniels re: transition of City permits, deadline for extensions to noise and construction permits.
02/15/24	JCC	6.70	Receipt and review of correspondence from W. Smith; email to W. Smith; receipt and review of correspondence from S. Ferguson (Alvarez & Marsal); review of draft Construction Continuance Order; Teams call with Alvarez & Marsal personnel, W. Smith and Goodmans personnel; preparation of summary notes; continue preparation of Letter of Agreement/Engagement Letter re: Skygrid; receipt and review of correspondence from A. Sterling; receipt and review of Construction Management Transition Timeline PowerPoint; receipt and preliminary review of draft Supplementary Conditions prepared by Skygrid re: CCDC 5B.
02/15/24	JKI	0.50	Compiling attachments for notice letter to insurer.
02/15/24	JLI	11.60	Drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; reviewing and revising form of Construction Continuance Order; attending conference call with A&M team re: RFCA funding matters and general contractor contingency plan; reviewing and revising form of RFCA Limited Waiver re: February financing advance; attending conference call with B. O'Neill and D. Dedic re: same; speaking with C. Costa-Faria re: Factum research; reviewing and revising Construction Management Transition Plan Preliminary Checklist; attending conference call with Osler and A&M teams re: sales process matters; speaking with J. Latham re: Lien Regularization Order; updating timeline of communications with Mizrahi Inc. and counsel; updating internal tracker of key Goodmans open items; reviewing and revising form of Lien Regularization Order.
02/15/24	LJL	5.50	Multiple emails re: SkyGrid; conference call with internal team and A&M re: SkyGrid terms; office conference with J. Cosentino re: draft of LOI and re: standard form contract; reviewing and revising multiple drafts of Construction Continuance Order; multiple emails re: same; multiple emails re: CCDC contract; receipt and review of draft LOI mark-up.
02/15/24	MSD	4.30	Attending internal discussion re: Construction Continuance Order and reviewing and revising same; attending discussions with client re: various issues for lender update; reviewing insurance issues; reviewing and revising Construction Continuance Order.
02/15/24	RGI	0.30	Discussing question posed by client to M. Dunn related to site plan; reviewing correspondence from I. Andres; drafting note to M. Dunn; drafting note to client.
02/16/24	BON	4.40	Attention to draft LRO and CCO and emails/discussions re: same; attention to various contingency planning matters; attention to draft Skygrid documentation; attention to contingency planning master checklist; attend c/c with A&M re: draft First Report of the Receiver and Skygrid matters.

Date	TKID	Hours	Description
02/16/24	CAG	0.60	Review and comment on draft Skygrid engagement letter.
02/16/24	FBK	0.50	E-mails with D. Tucci (Masters Insurance) re: notification re: insurance claim; conference with M. Dunn re: same.
02/16/24	HOW	4.50	Telephone calls with H. Wise and J. Cosentino; telephone call with H. Wise, J. Cosentino, B. O'Neill, J. Linde and J. Latham; review and revise letter with Skygrid; review of emails relating to Skygrid and Court application.
02/16/24	INA	0.20	Reviewing emails from M. Bench, M. Dunn, J. Nevsky, S. Mizrahi re: Dentons withdrawal from file, deadline to extend City permits, transition and application issues.
02/16/24	JCC	3.10	Review revised draft of Letter of Engagement re: Skygrid; revise draft Letter of Engagement; emails to and from Goodmans lawyers re: draft Letter of Engagement; Teams call with B. O'Neill, J. Latham, H. Wise and J. Linde; review correspondence from S. Ferguson to F. Tito (Skygrid); review correspondence from J. Linde to Alvarez & Marsal personnel; review revised draft of Construction Continuance Order.
02/16/24	JKI	0.20	Reviewing Construction Management Agreement.
02/16/24	JLI	12.20	Reviewing and revising Letter of Engagement between Skygrid Construction Inc. and Receiver; attending conference call with internal team re: same; preparing form of Notice of Motion and Factum; reviewing underlying documents to assist with same; attending conference call with A&M team re: First Report of Receiver; reviewing and revising Lien Regularization Order; reviewing and revising Construction Continuance Order; reviewing, revising and drafting sections of First Report of Receiver.
02/16/24	LJL	7.50	Detailed review of and revisions to draft LOI for Skygrid; multiple emails with comments from others on internal team; sharing revised draft LOI with internal team; multiple further emails re: ongoing comments and multiple additional versions of draft LOI; internal conference call to discuss emails from A&M with guidance on Skygrid points; further reviewing and revising draft LOI and sharing; sharing draft LOI with A&M team; reviewing comments on draft LRO and emails with Osler to respond to questions re: process to crystallize claims for lien on termination of MI; receipt and review of comments from Osler on draft Construction Continuance Order.
02/16/24	MSD	3.10	Correspondence with various parties re: permit issues; discussion with Fogler re: stay issues; discussion re: report and strategic issues; reviewing relevant jurisprudence for motion issues; reviewing insurance issues re: contingency planning.
02/17/24	BON	4.10	Attention to draft contingency planning checklist; attention to draft Construction Continuance Order; attention to draft First Report of the Receiver; attention to MI response re: delay matters; attention to Skygrid engagement letter.
02/17/24	HOW	2.00	Review of Skygrid letter agreement; revisions to agreement; emails to and from client.
02/17/24	JCC	1.40	Emails to Goodmans Team re: Construction Continuance Order; receipt and review of various emails from Goodmans' personnel; receipt and review of correspondence from S. Ferguson; receipt and review of further revised draft Letter of Engagement re: Skygrid; receipt and review of correspondence from J. Nevsky; email to Alvarez & Marsal personnel and Goodmans personnel; review

Date	TKID	Hours	Description
			various emails between B. O'Neill and S. Ferguson.
02/17/24	JLI	12.60	Reviewing, revising and drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; reviewing and revising Construction Continuance Order; reviewing and revising Letter of Engagement between Receiver and Skygrid Construction Inc.; circulating same for comment.
02/17/24	LJL	1.40	Multiple emails and reviewing multiple versions of draft LOI with SkyGrid and draft Construction Continuance Order.
02/18/24	BON	5.30	Attention to draft First Report of the Receiver; attention to Skygrid engagement letter; attention to Cash Flow Variance Reporting; attention to draft Construction Continuation Order; attention to draft Communications Plan materials.
02/18/24	FBK	0.30	E-mails with M. Dunn re: insurance matters.
02/18/24	HOW	1.00	Emails to and from client; review of revisions to Skygrid Agreement.
02/18/24	JCC	0.30	Receipt and review of correspondence from between B. O'Neill and S. Ferguson; review email from B. O'Neill to Osler re: Skygrid Letter of Engagement; review email from B. O'Neill to Osler re: Construction Continuance Order; receipt and review of correspondence from S. Ferguson.
02/18/24	JLI	3.70	Reviewing, revising and drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; reviewing and revising Construction Continuance Order; circulating same for comment; reviewing and revising draft letter to trades re: transition of Project to new construction manager.
02/18/24	LJL	0.80	Multiple emails and reviewing multiple versions of the Engagement Letter.
02/18/24	MSD	6.30	Correspondence re: stay issues; correspondence re: permit issues; drafting and revising update re: contingency planning insurance issues; reviewing and revising First Report.
02/19/24	BON	3.90	Attention to draft communications materials; attention to draft RFCA waiver re: Cost to Complete excess amount; attention to draft First Report of the Receiver; attend daily update call with A&M and Osler.
02/19/24	CAG	3.80	Review and comment on draft 1st Report and multiple emails with internal team re: same.
02/19/24	FBK	0.50	[REDACTED] e-mails re: same.
02/19/24	JKI	0.30	[REDACTED]
02/19/24	JLI	11.70	Reviewing, revising and drafting sections of First Report of Receiver; reviewing underlying documents and communications to assist in same; attending daily conference call with Receiver team; revising draft letter to trades re: transition of Project to new construction manager; circulating same for comment; revising Construction Continuation Order; revising Disclaimer Notice re: proposed disclaimer of certain construction contracts.
02/19/24	MSD	3.80	Reviewing and revising First Report; internal correspondence re: same; reviewing comments and analyzing further revisions to First Report.
02/20/24	BON	6.70	Attention to draft First Report of the Receiver; attention to draft weekly A&M

Date	TKID	Hours	Description
			lender update; attention to research re: [REDACTED] attend daily update call with A&M and Osler; attention to emails/discussions re: Mappro litigation and staging area permit extension; attend c/c with advisors re: same; attention to revised Skygrid engagement letter and c/c with A&M re: same; attend daily update call with A&M and Osler; attention to draft response to Glaholts; attention to insurance analysis and draft memo re: same.
02/20/24	CAG	7.20	Review and comment on lender update; video conference with internal team re: comments/revisions to first report; emails re: City of Toronto/Mappro matters; review and comment on revised Skygrid engagement letter; review and comment on notice to subcontractors re: disclaimer; attend status update call with A&M and Osler; review Osler comments on various documents; review/revise updated draft of First Report and reviewing various supporting/background documentation re: same; review/consider Tarion/Aviva issues; review correspondence from MI counsel re: form of Novation Agreement and internal emails re: same.
02/20/24	CDA	0.20	Obtaining and reviewing updated PIN for lands; email to internal group providing same confirming no construction liens registered on title.
02/20/24	FBK	2.00	Prepare correspondence to client and insurers re: change in contractor; correspondence to broker re: insurance policies; conferences with M. Dunn re: notification to insurers; review and revise chart of insurance policies; follow-up re: notification to insurers; review legal research re: [REDACTED]
02/20/24	HOW	2.00	Review of Letter Agreement; review of revised Order; review of emails to and from counsel, lenders and internal emails; emails to and from C. Armstrong.
02/20/24	INA	3.20	Reviewing emails from M. Dunn, A. Spiegel, N. Rolfe re: construction staging permit extension, timing for staff report and TEYCC consideration, Mappro objection; emails to M. Dunn; discussions with M. Dunn re: strategy for dealing with extension; reviewing emails from M. Dunn, J. Nevsky, M. Bench, A. Grove-White, J. Daniels, J. Laughlin, W. Smith; videoconference meetings with M. Dunn, J. Nevsky, M. Bench, A. Grove-White, J. Daniels, W. Smith re: discussion with Councillor Saxe, conditions on hoarding, concrete pump enclosure, agreed-upon section 37 contribution for additional six storeys; reviewing TEYCC agenda; discussions with M. Dunn re: strategy for dealing with City and Mappro; attending to further emails and responses re: proposed conditions.
02/20/24	JCC	3.40	Continue review of draft Supplementary Conditions; continue preparation of revised Supplementary Conditions; emails to and from J. Latham; receipt and review of correspondence from S. Ferguson; receipt and review of Letter of Engagement revised by Skygrid; Teams call with S. Ferguson, F. Mak, B. O'Neill, J. Latham and J. Cosentino; preparation of summary notes; receipt and review of correspondence from S. Irving; review of further revised Letter of Engagement; review correspondence from B. O'Neill to Alvarez & Marsal and Osler; receipt and review of correspondence from M. De Lellis.
02/20/24	JKI	2.50	Emailing F. Kussner; researching [REDACTED] drafting chart of insurance policies.
02/20/24	JLI	11.30	Updating Construction Management Transition Plan checklist; revising list of Goodmans ongoing activities for Weekly Lender Update; preparing Notice of Motion; attending internal conference call re: First Report of Receiver; attending daily conference call with Receiver team; reviewing and responding to

Date	TKID	Hours	Description
			correspondence re: various Receivership matters; revising draft letter to trades re: transition of Project to new construction manager; reviewing and revising notice to insurers re: transition of Project to new construction manager; reviewing and revising First Report of Receiver; circulating same for comment.
02/20/24	LJL	1.80	Emails with internal team re: need for instructions on direction of CCDC 5B; receipt and review of comments on draft LOI from SkyGrid; scheduling call to discuss; conference call with A&M and internal team re: SkyGrid LOI, finalizing edits, and re: approach to CCDC 5B.
02/20/24	MSD	9.70	Reviewing and revising Report; discussion with client and Osler; various discussions with client and constants re: permit issues; reviewing documents and correspondence re: same; correspondence re: affirmation.
02/20/24	TDA	0.10	Review of Feb 20 subsearch.
02/21/24	BON	7.40	Attention to emails/discussions with A&M, Osler and internal team re: timing matters; attention to emails with Court re: same; attend c/c with Osler re: same; attention to draft response to Glaholt; attention to draft First Report of the Receiver; attention to draft Service List; attention to draft Notice of Motion; attention to discussions re: draft Factum; attention to draft RFCA consents for MI disclaimer and Skygrid retention; attention to communications plan documents; attend daily update call with A&M and Osler; attend follow-on call with Osler re: same; attention to Osler comments to draft First Report.
02/21/24	CAG	4.60	Interoffice conference with B. O'Neill re: discussion of various outstanding case matters re: MI/Skygrid/Receiver's; considering novation/bonding issues and emails with A&M and internal team re: same; review and comment on notice of motion and interoffice conference with J. Linde re: same and draft factum; considering HCRA/Tarion issues; considering novation/construction bond issues and emails with A&M re: same; attend status update with A&M and Osler; review/consider various comments on draft report and emails with J. Linde re: same.
02/21/24	FBK	0.90	Receive and review correspondence and documentation from A. Duraes (Masters Insurance); finalize chart re: insurance policies; conferences with M. Dunn; review correspondence re: Skygrid; review correspondence from J. Nevsky.
02/21/24	HOW	2.80	Review of draft Report of the Receiver; revise draft Report of the Receiver; review of emails from client and email to client; emails to and from B. O'Neill, J. Latham and C. Armstrong.
02/21/24	INA	3.00	Discussions with M. Bench re: strategy for dealing with construction staging and noise permit extensions, conditions sought to be imposed by Councillor Saxe; reviewing emails from M. Dunn, J. Laughlin, A. Grove-White, J. Daniels; emails to A. Grove-White; attending at City Hall for TEYCC meeting; discussions with M. Bench, D. Saxe re: suggested conditions; reviewing staff report and updated TEYCC agenda; reviewing email from M. Bench re: TEYCC decision to forward to Council without recommendations.
02/21/24	JCC	0.80	Emails to and from Goodmans personnel; brief review of First Report of Receiver; review correspondence from F. Tito (Skygrid) to J. Nevsky; review revised Engagement Letter re: Skygrid.
02/21/24	JKI	0.80	Meeting with M. Dunn; emailing F. Kussner.

Date	TKID	Hours	Description
02/21/24	JLI	12.10	Preparing Notice of Motion; reviewing and revising Preliminary Checklist re: Construction Management Transition Plan; discussing same with B. O'Neill; reviewing and responding to correspondence re: various Receivership matters; reviewing and revising First Report of Receiver; compiling and preparing appendices for same; meeting with C. Armstrong re: Notice of Motion; attending daily conference call with Receiver team; reviewing and revising Notice of Motion; circulating same for comment.
02/21/24	LJL	2.80	Receipt and review of draft Report and commenting on LRO section; emails re: same; reviewing comments received from multiple parties on SkyGrid letter; emails re: bonding issues; reviewing draft LRO and draft Construction Continuance Order.
02/21/24	MSD	2.30	Discussion with client re: permit issues; update with client and Osler re: various issues; reviewing research re: [REDACTED] instructions to J. Kiss re: same; reviewing contingency planning checklist.
02/22/24	BON	7.80	Attention to various contingency planning matters and discussions with Osler and A&M re: same; attention to draft First Report; attention to draft Notice of Motion; attention to draft Skygrid engagement letter; attention to Service List matters; attention to preparation of Executive Summary for RFCA Lender and discussions with Osler and A&M re: same; attend c/c with A&M re: First Report; attend daily update call with A&M and Osler; review and discuss Glaholt memo and draft payment motions.
02/22/24	CAG	4.70	Multiple emails/telephone calls with A&M re: MI and lender matters; review and comment on executive summary; review/consider correspondence from MI counsel and MI motion record; review updated drafts of Receiver motion materials and comments by various parties; video conference with A&M re: status of MI/Skygrid/contingency planning matters; video conference with A&M and Osler re: status of various case matters.
02/22/24	CDA	0.20	Obtaining and reviewing updated PIN for lands; email to internal group providing same.
02/22/24	FBK	1.50	Review correspondence sent from insurance broker; attend on call with personnel from A&M and from insurance broker re: insurance coverage; telephone conference with J. Nevsky re: notification to insurers; conference with M. Dunn re: same.
02/22/24	INA	0.20	Reviewing emails from J. Nevsky, M. Bench, A. Grove-White re: TEYCC decision, strategy for dealing with Councillor Saxe, relevance of section 37 items to construction staging permit; emails to J. Nevsky, M. Bench, A. Grove-White.
02/22/24	JCC	2.20	Receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from B. O'Neill; review further revised version of Engagement Letter re: Skygrid; receipt and review of correspondence from J. Nevsky; receipt and review of correspondence from W. Smith; continue preparation of Supplementary Conditions re: CCDC 5B Contract with Skygrid.
02/22/24	JKI	2.90	[REDACTED] emailing M. Dunn.
02/22/24	JLI	7.40	Reviewing and revising First Report of Receiver; reviewing and revising Notice of Motion; providing comments on executive summary of potential disclaimer of general contractor agreements; attending conference call with A&M team re: First Report of Receiver; attending conference call with A&M and Osler teams

Date	TKID	Hours	Description
			re: upcoming Motion; reviewing draft motion materials prepared by counsel to Mizrahi Inc. re: payment dispute; preparing Factum in connection with upcoming motion.
02/22/24	LJL	3.50	Multiple emails re: SkyGrid LOI; reviewing same; meeting with B. O'Neill to provide comments and to discuss status generally; multiple emails re: attempts to finalize LRO and CCO; detailed review of draft First Report and providing comments and questions to internal team.
02/22/24	MSD	3.50	Reviewing motion material served by Mizrahi; reviewing correspondence from Mizrahi; attending meeting with client re: motion material; reviewing and revising First Report.
02/22/24	TDA	0.10	Review of February 22 title subsearch results.
02/23/24	BON	6.80	Review Glaholt payment motion and exhibits; attention to legal research; attention to draft First Report, Notice of Motion, Service List, CCO and LRO, and Disclaimer Notice; attention to draft Factum; attention to discussions with A&M and Osler re: same; attention to scheduling emails with CCAA Court; attention to Skygrid engagement letter; attention to update call with Osler; attention to draft letter to Underwriters.
02/23/24	CAG	6.90	Video conference with A&M re: status of MI/Skygrid matters and next steps; review/revise draft 1st Report and reviewing/considering other comments and emails with internal team re: same; interoffice conference with B. O'Neill re: status of matters; review and comment on draft letter to insurers; review and comment on updated Construction Continuance Order; video conference with A&M re: review/discussion of 1st Report revisions;
02/23/24	FBK	1.30	Review correspondence from M. MacKenzie re form of notice to insurers; e-mails with J. Linde re insurance matters; review correspondence re construction matters; telephone discussion with J. Linde re providing notice to insurers; review e-mails from J. Nevsky.
02/23/24	INA	0.80	Reviewing emails from A. Grove-White, M. Bench, J. Nevsky, W. Smith re: proposed response to Councillor Saxe; reviewing previous Council decisions; emails to A. Hill; call with A. Hill re: status of agreed-upon section 37 contribution for additional six storeys, mandate of receiver, required extension to Site Plan Agreement; reviewing emails from A. Hill; emails to B. O'Neill, M. Dunn, J. Nevsky, A. Grove-White, J. Daniels, M. Bench, J. Laughlin, W. Smith.
02/23/24	JCC	2.10	Review correspondence from B. O'Neill to Alvarez & Marsal personnel; receipt and review of executive summary; receipt and review of revised Engagement Letter re: Skygrid; continue preparation of Supplementary Conditions re: CCDC 5B re: Skygrid.
02/23/24	JLI	9.10	Preparing Factum for upcoming motion; reviewing and revising form of Disclaimer Notice; reviewing and revising First Report of Receiver; preparing appendices re: same; reviewing communications documents to be sent re: potential transition to new construction manager; conference call with A&M team to review and revise First Report of Receiver; circulating revised version of same for comment.
02/23/24	LJL	1.50	Reviewing executive summary and emails to confirm consent from lenders to terminate MI; emails re: steps to complete motion filing and MI disclaimer; receipt and review of further revised SkyGrid letter.

Date	TKID	Hours	Description
02/23/24	MSD	2.80	Reviewing and revising motion material; attending meeting with client re: same; reviewing Mizrahi Inc. motion material and discussing same.
02/23/24	TDA	1.00	Review of RFCA and of file materials; correspondence w. internal team re: same.
02/24/24	BON	3.50	Attention to draft First Report of the Receiver and related Court and other documents.
02/24/24	JLI	1.10	Preparing Factum for upcoming motion; conducting legal research re: same; reviewing and revising Construction Continuance Order.
02/25/24	BON	4.60	Attention to draft First Report of the Receiver and related Court and other documents; c/c with A&M re: same; attention to final comments and final versions re: same.
02/25/24	CAG	5.30	Review and comment on revised Report and video conference with A&M and internal team re: remaining comments finalization of same; review and comment on final version of disclaimer notice and emails with internal team re: same; review and comment on final version of LRO and internal emails re: same; review and comment on various notices to stakeholders and emails with J. Linde re: same,
02/25/24	JCC	0.50	Receipt and review of correspondence from J. Linde; receipt and review of revised Lien Regularization Order; receipt and review of revised Construction Continuance Order; email to J. Linde.
02/25/24	JLI	11.90	Reviewing and revising First Report of Receiver; conference call with A&M team re: same; conference call with internal team re: planning for service of motion materials; reviewing and revising form of Disclaimer Notice, Construction Continuance Order and Lien Regularization Order; revising and finalizing communications documents to be sent re: potential transition to a new construction manager; finalizing First Report of Receiver and related appendices.
02/25/24	LJL	2.00	Multiple emails re: draft LRO; reviewing and commenting on same; multiple further emails re: same and re: Contruction Continuance Order.
02/25/24	MSD	2.80	Attending meeting re: finalizing Report and strategic issues; reviewing and revising communications, Court materials, correspondence re: ancillary issues relating to motion and contingency planning.

Total Fees**\$444,861.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
LJL	Latham, Joseph	40.90	1,265.00	51,738.50
DDC	Dedic, Dan	0.40	985.00	394.00
FBK	Kussner, Francy	11.40	1,210.00	13,794.00
MSD	Dunn, Mark	64.80	965.00	62,532.00
JCC	Cosentino, Joe	25.50	1,095.00	27,922.50

Invoice No. 809735
Our File No. XEBN 232285

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February 26, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
INA	Andres, Ian	11.90	915.00	10,888.50
BON	O'Neill, Brendan	76.00	1,265.00	96,140.00
TDA	D'Angelo, Tyler	2.90	850.00	2,465.00
CAG	Armstrong, Chris	45.00	985.00	44,325.00
HOW	Wise, Howard	39.40	1,140.00	44,916.00
GNK	Cohen, Kirby	0.90	805.00	724.50
JHS	Shore, Jeffrey	0.20	1,135.00	227.00
RGI	Gill, Rodney	0.30	820.00	246.00
JLI	Linde, Jennifer	132.00	590.00	77,880.00
JKI	Kiss, Jerred	8.70	580.00	5,046.00
CDA	D'Aversa, Christina	1.00	610.00	610.00
GLL	Lauzon, Gloria	6.80	610.00	4,148.00
DPS	Word Processing	7.20	120.00	864.00

Total Fees**\$444,861.00****Disbursements**

Description	Amount
Copies	35.50
Meetings	529.52
Miscellaneous	70.41
Search - Sub	248.95
Parking/ Cab / Mileage	28.57
Search - EDD	682.95
Meals	385.14
Delivery - Courier	131.40

Total Disbursements**\$2,112.44**

1311

Invoice No. 809735

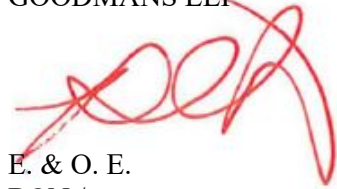
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Our File No. XEBN 232285

February 26, 2024

Total Fees On This Invoice		\$444,861.00
ON HST @ 13.0%		\$57,831.93
Non-Taxable Disbursements	\$0.00	
Taxable Disbursements	\$2,112.44	
Total Disbursements On This Invoice		\$2,112.44
ON HST @ 13.0%		\$274.62
Total On This Invoice (CAD)		\$505,079.99
Total On This Invoice (USD)		\$388,911.59

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Barristers & Solicitors

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Canada

March 12, 2024

Our File No. XEBN 232285
Invoice No. 810769

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
02/22/24	HOW	1.70	Review of Lien Regularization Order and Construction Continuance Order; emails to and from H. Wise, J. Latham, J. Cosentino and B. O'Neill relating to same and to next steps.
02/23/24	HOW	1.00	Emails to and from J. Latham and B. O'Neill; review of email relating to Court Order.
02/25/24	HOW	0.50	Emails to and from counsel; review of comment relating to Orders from J. Cosentino.
02/26/24	BON	4.90	Attention to final Report, CCO, LRO and Motion Record; attention to service matters; attention to disclaimer matters; review and discuss receivership applications re: 128 Hazelton and 180 Steeles; attention to lease matters re: 2 Bloor West and 181 Davenport; review Payment Motion and correspondence from MI counsel; attend daily update call with A&M.
02/26/24	CAG	3.70	Review final version of motion record and inter-office call with J. Linde re: edits to same; telephone call with A&M re: disclaimer matters; telephone call with Osler re: status of case matters; follow-up telephone call with client re: status of MI disclaimer and transition matters; review correspondence from MI counsel re: disclaimer/payment motion matters and further review of MI payment motion; review Hazleton and Steeles Mizrahi receivership applications; videoconference with A&M re: status update; emails with counsel to Morrow Crane.
02/26/24	CDA	0.20	Reviewing email from J. Linde; reviewing LRO and Teraview; providing definition of Toronto LRO.
02/26/24	FBK	0.50	Conference with J. Linde re: status of insurance matters; review motion materials.

Date	TKID	Hours	Description
02/26/24	HOW	0.40	Review of revised Order; email to and from J. Cosentino; review email from J. Dacks.
02/26/24	INA	0.50	Reviewing email from A. Hill; reviewing Registered Site Plan Agreement and considering construction timing; email to D. Driedger, A. Hill re: formal request for site plan extension; discussions with C. Armstrong, M. Dunn re: outstanding issues, next steps.
02/26/24	JCC	0.90	Receipt and review of correspondence from J. Backs; continue preparation of Supplementary Conditions re: CCDC 5B re: Skygrid.
02/26/24	JKI	1.80	Reviewing termination and amendment provisions of Construction Management Agreement.
02/26/24	JLI	6.70	Finalizing First Report of Receiver and related appendices; compiling Motion Record; coordinating service and filing of Motion Record; preparing Factum for upcoming motion; reviewing terms of lease agreements for 181 Davenport and 2 Bloor West; attending daily conference call with Receiver team; reviewing and revising Service List; reviewing and responding to correspondence re: various Receivership matters.
02/26/24	LJL	2.00	Multiple emails re: forms of LRO and Construction Continuance Order; reviewing same; internal discussions re: approach to disclaimer and mechanics, and issues such as claims process; discussions with J. Cosentino re: approach to CCDC 5B supplementary conditions.
02/26/24	MSD	2.50	Reviewing materials re: payment motion and analyzing evidence required; correspondence re: CERIECO claim and stay issues; reviewing applications re: appointment of receiver over related properties.
02/26/24	TDA	0.10	Correspondence re: file.
02/27/24	BON	4.20	Attention to site visit; attention to construction lien matters; attention to service on trades and communications re: same; attention to matters re: Mizrahi payment motion; attend daily update call with A&M.
02/27/24	CAG	4.10	Inter-office conference with real estate/admin team re: status of severance/land titles application and various municipal law matters; consideration of construction lien issues and multiple emails with construction team re: lien and notice issues; review memo from M. Dunn re: MI payment motion and considering same and emails re: same; emails with PSR counsel and brief review of Brokerage Agreement; emails re: service of motion record on trades and suppliers; review correspondence from MI counsel; emails with A&M re: Aviva information requests; attend status update call with A&M.
02/27/24	FBK	0.70	E-mails with J. Linde re: follow-up on insurance matters; telephone discussion with M. MacKenzie re: insurance matters; review correspondence re: same; review motion record.
02/27/24	GNK	1.00	Reviewing Mizrahi Motion Record dated February 22, 2024 and preparing Aide Memoire re: case conference.
02/27/24	HOW	2.40	Review of various emails; address issues surrounding Lien Regularization and Lien Claim process; review of Receivers Report; emails to and from C. Armstrong, J. Latham, J. Cosentino and B. O'Neill.
02/27/24	INA	1.00	Videoconference meeting with C. Armstrong, J. Linde, T. D'Angelo re: timing and strategy for finalizing severance and land titles absolute application;

Date	TKID	Hours	Description
			reviewing email from J. Linde; reviewing email from D. Driedger re: extension of Site Plan Agreement; email to D. Driedger; reviewing revised Historic Yonge HCD plan; confirming boundary excludes development site; call with M. Longo re: upcoming hearing on HCD and OPA 183 appeals, application to 1 Bloor; reviewing email from M. Longo.
02/27/24	JCC	1.80	Emails to and from C. Armstrong, H. Wise, J. Latham and B. O'Neill; review issues re: disclaimer of MI contract, possible liens from subcontractors, publication of Notice of Termination, delay claims, lien process; emails to R. Gillott; receipt and review of correspondence from R. Gillott; continue preparation of Supplementary Conditions re: CCDC 5B.
02/27/24	JKI	0.30	Reviewing motion record of S. Mizrahi.
02/27/24	JLI	11.40	Preparing correspondence to contractors, trades and suppliers re: service of Motion Materials; preparing Supplementary Affidavit of Service; attending meeting with T. D'Angelo, C. Armstrong and I. Andres re: real estate and municipal matters; preparing Factum for upcoming motion; reviewing documentation re: payment dispute with Mizrahi Inc.; coordinating service of Motion Record to all contractors, trades and suppliers engaged on the Project; meeting with C. Armstrong re: various Receivership matters; reviewing PPSA searches against Debtors and Mizrahi Inc.; attending daily conference call with Receiver team; updating Service List; reviewing and responding to correspondence re: various Receivership matters; [REDACTED] reviewing and revising Goodmans ongoing activities for Weekly Lender Update; speaking with M. Mackenzie re: insurance matters; reviewing Tarion documentation relating to the Project.
02/27/24	LJL	1.60	Multiple emails re: termination of contract and question of need to issue notice thereof; multiple emails re: need for process to call for claims; emails re: dates for timely lien claims.
02/27/24	MSD	4.40	Drafting memorandum re: response to payment motion; reviewing material relevant to payment motion; discussion with Foglers re: stay issues; meeting with client; drafting aide memoire re: scheduling issues.
02/27/24	TDA	0.50	Internal call re: severances and land titles upgrade.
02/28/24	BON	4.10	Attention to update discussions with stakeholders; attend update call with Osler; attention to draft January payment letters; attention to draft Factum; attention to discussions re: draft Supplementary Report; attention to discussions and analysis re: MI payment motion response.
02/28/24	CAG	4.40	Telephone conversation with A&M re: LP Agreement; video conference with Morrow and A&M re: payment matters and reviewing addendum and payment info provided by Morrow and further payment analysis by Receiver; emails with Cult counsel; review/revise MI payments letters and cover email; emails with J. Linde re: service on trades, etc.; attend status update with A&M and Osler; telephone call with PSG counsel re: MI commission claims/receivership stay etc. and emails with client re: same; video conference with B. O'Neill and M. Dunn re: discussion of MI motion.
02/28/24	FBK	0.30	E-mails with J. Linde re: insurance matters and follow-up.
02/28/24	GNK	4.70	Reviewing Mizrahi Inc. motion materials and M. Dunn's summary email re: same; preparing Aide Memoire re: case conference.

Date	TKID	Hours	Description
02/28/24	HOW	1.00	Review of emails to and from counsel; internal emails within Goodmans.
02/28/24	INA	0.10	Reviewing emails from M. Bench, J. Nevsky re: noise permit extension application.
02/28/24	JCC	1.50	Teams call with R. Gillott; preparation of summary email to Goodmans' team; emails to and from J. Linde; receipt and review of signed Engagement Letter re: Skygrid; continue preparation of Supplementary Conditions re: CCDC 5B re: Skygrid.
02/28/24	JKI	0.20	Organizing case conference materials.
02/28/24	JLI	8.80	Preparing Factum in preparation of upcoming motion; researching legal principles and reviewing underlying documentation to assist with same; reviewing and revising supplemental service list for trades, contractors and suppliers engaged on the Project; reviewing and revising Mizrahi Inc. payment letters for January 2024 costs; updating Service List and circulating revised versions of same; attending weekly standing conference call with Osler and A&M teams; reviewing and revising Contingency Planning List; reviewing and responding to correspondence re: various Receivership matters.
02/28/24	LJL	0.40	Multiple emails re: status of CCDC5B supp conditions; email re: Osler view on notice of termination.
02/28/24	MSD	3.50	Attending discussion with Osler re: various issues; attending discussion with B. O'Neill and C. Armstrong re: strategy for motion response; drafting supplemental report re: motion response; reviewing payment letter; preparing for and attending case conference; exchanging correspondence re: stay issues.
02/28/24	TDA	2.30	Drafting memo re: severance and land titles upgrade; correspondence with internal team re: same.
02/29/24	BJG	0.60	Discussions with T. D'Angelo re: severances and land titles upgrade; review and revise memo re: same.
02/29/24	BON	3.80	Attention to draft Factum; attention to draft Supplementary Report; attention to emails, discussions and analysis re: Notice of Termination matters; attention to emails, discussions and analysis re: MI construction liens claims process matters; attention to payment letter matters; attend daily update call with A&M.
02/29/24	CAG	5.10	Review/consider RFCA re: waiver requirements; interoffice conference with J. Linde re: corporate, RFCA and various other outstanding case matters; revisions to MI payment cover email and emails with A&M re: same; emails re: PSR issues; telephone call with S. Ferguson and H. Chaiton re: Aviva information request matters; emails with construction team re: noticing/publication issues and holdback matters; video conference with client re: Morrow and other trade payments matters; attend status update video conference with client.
02/29/24	GLL	0.50	Numerous email; review memorandum regarding severance and land titles application and provide comments.
02/29/24	GNK	3.10	Attending discussions with M. Dunn and J. Linde re: Aide Memoire and Receiver's Report; drafting rider to Supplementary Receiver's Report; preparing email to M. Dunn re: same.
02/29/24	HOW	0.90	Emails to and from C. Armstrong, and J. Cosentino relating to Lien Regularization and Construction Act.

Date	TKID	Hours	Description
02/29/24	INA	0.10	Reviewing emails from A. Grove-White, W. Smith, S. Ferguson re: status of discussions with Councillor Saxe; email to S. Ferguson.
02/29/24	JCC	2.90	Receipt and review of correspondence from A. Grossman; email to A. Grossman.
02/29/24	JLI	6.80	Preparing Factum in preparation of upcoming motion; researching legal principles and reviewing underlying documentation to assist with same; reviewing and revising terms of Receivership Funding Credit Agreement; meeting with C. Armstrong re: various receivership matters; discussing severance matters with T. D'Angelo; attending daily conference call with Receiver team; discussing payment motion matters with K. Cohen; reviewing and revising Factum; reviewing and responding to inquiries from trades, suppliers and contractors.
02/29/24	LJL	0.40	Multiple emails re: claims process for lien claims under MI management period; proposed edit to LRO.
02/29/24	MSD	2.70	Exchanging correspondence re: scheduling issues; drafting Supplementary Report; reviewing material re: Coco/Mizrahi Inc. dispute for payment motion.
02/29/24	TDA	1.70	Meeting with B. Green re: file; reviewing and finalizing form of memo re: severance and land titles upgrade; call with J. Linde re: file.
03/01/24	ABE	0.20	Obtaining and reviewing updated parcel register and emailing same to J. Linde.
03/01/24	AGT	0.70	Attend to reviewing of email from J. Linde re: changes on The One matters and additional comments to annual return filings; attend to reviewing of corporate profile reports and registers and confirming of prior registered office addresses and responding to J. Linde with comments and confirmation of addresses for use; exchanges of emails with J. Linde re: changes and registered office address; attend to revising of annual return filings of each of Mizrahi Development Group (The One) Inc. and Mizrahi Commercial (The One) GP Inc. and re-circulating for signature.
03/01/24	BJG	0.50	Discussions re: The One title reorganizaiton.
03/01/24	BON	2.40	Attention to draft Factum; attention to draft Supplemental Report; attend c/c with Tarion counsel; attention to emails/discussions with A&M and Osler re: MI payment motion.
03/01/24	CAG	2.40	Review and comment on factum and telephone call with J. Linde re: same; telephone call with T. D'Angelo re: severance matters; telephone call with M. McKenzie re: APS/privacy issues.
03/01/24	FBK	0.20	Review correspondence.
03/01/24	GLL	0.60	Telephone cnference call.
03/01/24	INA	0.20	Reviewing emails from J. Nevsky, M. Bench, L. Ton re: noise permit extension application; considering outstanding municipal permit issues.
03/01/24	JKI	0.10	Organizing statement of defence and crossclaim of Dentons.
03/01/24	JLI	8.70	Preparing form of Waiver Agreement re: Receiver's obligations under Receivership Funding Credit Agreement; reviewing and revising Factum; conducting related research re: [REDACTED] [REDACTED] preparing summary note re: role of Tarion Warranty Corporation on the

Date	TKID	Hours	Description
			Project; meeting with counsel to Tarion re: proposed form of Construction Continuance Order; reviewing and revising citations for Factum.
03/01/24	MSD	2.80	Reviewing draft schedule from Mizrahi Inc.; drafting Supplementary Report re: payment motion issues; reviewing pleadings in CERIECO action.
03/01/24	TDA	1.30	Call with C. Armstrong re: file; call with B. Green and G. Lauzon re: severance and land titles upgrade matters; finalizing memo.
03/02/24	CAG	0.40	Emails with internal team re: request from Tarion counsel re: revisions to CCO and considering same; emails with M. Dunn re: MI litigation matters.
03/02/24	HOW	0.80	Emails from C. Armstrong, J. Cosentino, B. O'Neill and J. Latham re: Tarion, review of draft changes to Order.
03/02/24	JCC	1.40	Review revised Construction Continuance Order re: revisions proposed by TARION; emails to and from Goodmans personnel; continue preparation of Supplementary Conditions re: CCDC 5B.
03/03/24	CAG	1.50	Review/revise updated draft of factum and emails with J. Linde re: same; draft response to PSR counsel and circulate to client.
03/03/24	INA	0.40	Reviewing emails from T. D'Angelo and memo re: strategy for finalizing severance and land titles absolute application; email to T. D'Angelo re: consent conditions and requirements.
03/03/24	JLI	1.40	Reviewing and revising Factum; circulating same for comment; inviting relevant parties to CaseLines for upcoming motion and updating parties' access to same; preparing form of Affidavit of Service re: Factum.
03/03/24	MSD	1.00	Reviewing and revising rider for supplemental report re: litigation plan.
03/03/24	TDA	0.50	Finalizing memo re: severance and LT upgrade; circulating internally; internal correspondence re: same.
03/04/24	BJG	0.30	Discussions with I. Andres re: severance and outstanding conditions.
03/04/24	BON	3.40	Attention to draft Factum for 3/7 hearing; attention to Supplemental Report for 3/7 hearing; attend c/c with MI counsel re: payment motion; attention to PSR and Tarion comments to LRO and CCO; attend daily update call with A&M.
03/04/24	CAG	3.30	Telephone call with MI counsel re: payment motion scheduling and debrief with internal team; reviewing Osler comments on Factum and reviewing final form of Ffactum for service; review and comment on MI payment motion schedule/outline; emails with A&M and Torys re: Tarion rider to Order; review of draft severance memo and considering same; emails with client re: Morrow crane/supplier reconciliation; consider Hardwall email/issues; attend status update call with A&M.
03/04/24	FBK	0.40	Conference with M. Dunn re: insurance matters; correspondence to D. Tucci (Masters) re: Mappro notice; review motion record.
03/04/24	GNK	0.90	Reviewing and revising Supplemental Receiver's Report; exchanging internal correspondence re: same.
03/04/24	HOW	0.30	Email to and from C. Armstrong re: issues relating to subcontract claims.
03/04/24	INA	0.50	Reviewing email from J. Linde re: weekly lender report, SCI invoice; discussion with B. Green re: severance considerations, creation of easements and cost sharing condition; emails to B. Green, T. D'Angelo; reviewing emails from B.

Date	TKID	Hours	Description
			Green, T. D'Angelo.
03/04/24	JCC	2.40	Review correspondence from G. Ackerley (lawyer for Hardwall Forming) to Alvarez & Marsal; continue preparation of Supplementary Conditions to CCDC 5B.
03/04/24	JKI	0.60	Revising rider to supplemental report of the receiver; emailing M. Dunn and K. Cohen.
03/04/24	JLI	6.80	Reviewing and revising Factum; updating Service List and CaseLines access; reviewing correspondence re: Mizrahi Inc. payment motion scheduling matters; reviewing correspondence from unit purchaser and related Agreement of Purchase and Sale; coordinating service and filing of Factum; attending daily conference call with Receiver team; preparing form of Supplemental Report.
03/04/24	MSD	3.40	Discussion with MI counsel re: scheduling issues; drafting e-mail re: same; reviewing lender presentation; discussion with client; drafting and revising supplemental report; preparing litigation plan re: payment motion; gathering and reviewing documents relevant to response to payment motion.
03/04/24	TDA	1.00	Correspondence with internal team re: memo; reviewing title searches; finalizing and circulating due diligence memo.
03/05/24	BON	4.60	Attention to Tarion language for CCO; attention to draft memo re: Severance; attend daily update call with Osler; attention to discussions with MI counsel; attention to draft correspondence to MI counsel re: payment motion matters; attention to draft weekly A&M update; attention to draft Supplemental Report; attend daily update call with A&M; attention to preparations for 3/7 receivership hearing.
03/05/24	CAG	2.10	[REDACTED]
03/05/24	CAG	5.80	Review/consider condo APS termination issue and emails with J. Linde re: same; review and comment on RFCA waiver/acknowledgement and circulating to Osler and A&M; video conference with A&M and Osler re: status update; telephone conversation with MI counsel re: MI payment motion and other case matters and reporting email to A&M re: same; emails with A&M re: building permit issues and telephone conversation with I. Andres re: same and severance memo; review/revise draft supplemental report and emails with internal team re: same; attend status update call with A&M; emails with Osler re: status of March 7 Court matters.
03/05/24	FBK	0.50	Correspondence with D. Tucci (Masters) re: provision of notice to insurers of Mappro claim; e-mail with J. Kiss re: same; correspondence from A. Duraes (Masters) re: terrorism presentation.
03/05/24	GLL	0.50	Telephone conference call.
03/05/24	INA	1.70	Email to M. Bench re: additional severance documents, certification provided to City to obtain consent certificates; videoconference meeting with B. Green, T. D'Angelo, G. Lauzon re: strategy for implementing severance and land titles absolute application, creation of easements, cost sharing condition; email to J. Linde re: revisions to weekly lender report; reviewing email from J. Linde; call with C. Armstrong re: status of severance and municipal permit extensions,

Date	TKID	Hours	Description
			email from City Legal; reviewing emails from C. Armstrong, R. Gill, W. Smith; reviewing email from L. Ton re: noise permit exemption application.
03/05/24	JCC	2.80	Continue preparation of CCDC 5B Supplementary Conditions; review issues re: Tarion; warranty and Constructor under OHSA.
03/05/24	JLI	9.30	Reviewing and revising list of Goodmans ongoing activities for Weekly Lender Update; preparing form of Supplemental Report; reviewing and revising same; attending weekly standing conference call with Osler and A&M teams; reviewing Non-Disclosure Agreement for hotel party; reviewing and responding to various correspondence re: receivership matters; preparing correspondence re: annual filing matters; reviewing and revising form of Off-Site Storage Agreement; attending daily conference call with Receiver team.
03/05/24	MSD	5.30	Attending phone with senior secured lender; revising correspondence to Mizrahi Inc. counsel re: motion and scheduling issues; attending discussion with S. Walker re: Seele issues; reviewing and revising lender report; reviewing and revising supplemental report.
03/05/24	RGI	0.30	Reviewing correspondence related to building permits and City of Toronto legal services email regarding the receiver's ability to do work under the permits; drafting proposed messaging to I. Andres.
03/05/24	TDA	0.50	Call with internal team re: severance consents and severance proposal.
03/06/24	ABE	0.30	Receipt and review of email from J. Linde; obtaining and reviewing updated parcel register and emailing same to J. Linde.
03/06/24	BJG	0.20	Review 1 Bloor severance materials.
03/06/24	BON	6.80	Attention to emails/discussions re: building permit matters; attention to Supplemental Report; attention to MI Aide Memoire; attention to preparation for 3/7 Court hearing; attend daily update call with A&M.
03/06/24	CAG	8.70	Emails with Tarion counsel re: revisions to Construction Continuance Order; attending to matters re: revisions to Supplemental Report and revised forms of order for hearing; emails with City of Toronto counsel re: receivership/building permit matters; numerous emails with MI counsel re: March 7 hearing matters and forms of Order; emails with Skygrid counsel re: changes to form of CCO; reviewing various comments on Supplemental Report; review/consider MI Aide Memoire; emails with Osler re: status of March 7 hearing matters; interoffice conference with J. Linde re: revisions to NDA; attend status update call with A&M; review record for March 7 hearing/forms of Order and preparing submissions for March 7 hearing; meeting with H. Wise and J. Cosentino re: discussion of Construction Act matters.
03/06/24	FBK	0.80	Prepare correspondence re: insurance matters; review correspondence from A. Duraes re: Hardwall certificate of insurance; correspondence with J. Nevsky re: same; review form of Terrorism policy; e-mails with J. Nevsky re: same.
03/06/24	HOW	1.00	Office conference between H. Wise, C. Armstrong and J. Cosentino; Review of email relating to Lien Regularization Order.
03/06/24	INA	0.30	Reviewing emails from M. Bench re: additional severance materials, certification from Harris Sheaffer; considering implications for severance and easements; emails to M. Bench; emails to B. Green, T. D'Angelo, G. Lauzon; reviewing email from T. D'Angelo; reviewing emails from C. Armstrong, J.

Date	TKID	Hours	Description
			Nevsky, S. Ferguson re: building permits.
03/06/24	JCC	4.80	Receipt and review of correspondence from W. Smith (x5); emails to W. Smith; review and revise Early Release of Holdback and Indemnity Agreement; continue preparation of Supplementary Conditions re: CCDC 5B; review correspondence from C. Armstrong to R. Hauk; telephone conference with J. Linde; office conference with C. Armstrong and H. Wise re: lien and holdback issues re: upcoming Court attendance; review and provide minor revisions to Lien Regularization Order.
03/06/24	JKI	0.30	Revising and sending insurance notice letter; attending phone call with F. Kussner.
03/06/24	JLI	11.20	Reviewing and revising Supplemental Report to First Report of Receiver; coordinating service and filing of same; reviewing terms of Altus engagement letter; reviewing and revising Construction Continuance Order and Lien Regularization Order; finalizing same; attending daily conference call with Receiver team; reviewing and revising Non-Disclosure Agreement for hotel party; meeting with C. Armstrong re: same; researching and reviewing claims procedure orders involving lien claims; summarizing findings re: same; preparing table comparing provisions in proposed Lien Regularization Order to provisions in Carillion Lien Regularization Order; preparing CaseLines navigation document in advance of hearing; attending to various hearing preparation matters.
03/06/24	LJL	0.40	Discussions with C. Armstrong and B. O'Neill re: status; discussions with J. Cosentino re: status of CCDC 5B.
03/06/24	MSD	7.10	Preparing for Court hearing; reviewing aide memoire and preparing Court hearing re: same; finalizing and serving supplemental report.
03/06/24	S/O	2.00	Assisting with preparation of Oral Argument Compendium and oral argument outline.
03/06/24	TDA	0.20	Review of materials relating to severance; correspondence re: file.
03/07/24	BON	6.90	Prepare for and attend 3/7 receivership hearing re: CCO and LRO; attention to final revisions to CCO; attention to draft correspondence with MI; attend daily update call with A&M.
03/07/24	CAG	6.90	Prepare for and attend hearing re: LRO and CCO; emails with MI counsel re: para 11 of CCO; attend status update call with A&M.
03/07/24	FBK	1.20	Review correspondence from J. Nevsky; correspondence to insurance broker re: Mappro claim; review insurance matters; conferences with M. Dunn re: same.
03/07/24	HOW	1.00	Emails from J. Cosentino with attached supplementary conditions.
03/07/24	JCC	2.80	Receipt and review of correspondence from W. Smith (x4); emails to W. Smith; emails to and from J. Latham; Teams call with W. Smith and J. Latham; preparation of summary notes; finalize draft of Release of Holdback and Indemnity Agreement re: Subcontractors; continue preparation of Supplementary Conditions re: CCDC 5B re: Skygrid.
03/07/24	JKI	0.10	Emailing M. Dunn.
03/07/24	JLI	6.40	Attending to hearing preparation matters; attending hearing re: Lien Regularization Order and Construction Continuance Order at Commercial List

Date	TKID	Hours	Description
			Court; updating timeline of communications with Mizrahi Inc.; attending daily Receiver team conference call.
03/07/24	LJL	2.00	Email and telephone call with J. Cosentino re: request for lien waiver document; conference call with W. Smith and J. Cosentino re: lien waiver question and need to discuss with client; office conference with C. Armstrong to debrief on hearing and to discuss briefly lien waiver issue; discussion with J. Cosentino re: status of CCDC 5B; receipt of documents related to CCDC5B.
03/07/24	MSD	6.60	Preparing for and attending Court hearing; reviewing various insurance issues; reviewing information relevant to litigation and determine motion; exchanging correspondence and reviewing documents re: Mappro claim and related insurance claim; reviewing insurance litigation, participating in update call.
03/08/24	CAG	1.60	Emails with City of Toronto counsel re: building permits; emails with client and F. Kussner re: Morrow insurance issues; review/consider correspondence with MI counsel re: litigation schedule; emails with A&M re: assignment of leases from MI; review Endorsement of Osborne J. from March 7 hearing; telephone call with J. Linde re: discussion of various outstanding items/next steps.
03/08/24	FBK	0.90	Review insurance matters; e-mails with C. Armstrong re insurance matters; review work plan; conference with M. Dunn, J. Kiss and K. Cohen re same; follow up with Masters Insurance brokers re notification to insurers; review proposed correspondence from J. Morse; review correspondence from Masters Insurance re insurance matters; review e-mails from J. Nevsky re insurance matters.
03/08/24	GNK	0.70	Teams meeting with M. Dunn, F. Kussner and J. Kiss re: motion next steps; correspondence with Commercial List case conference dates.
03/08/24	HOW	3.00	Review of Supplementary Conditions.
03/08/24	INA	1.00	Videoconference meeting with J. Nevsky, W. Smith, M. Bench, M. Bianchi, J. Daniels re: status of discussions with Councillor Saxe, Council consideration of construction staging permit, staff comments on noise exemption permit extension, construction timing and indemnity issues, status of site plan extension, next steps; reviewing emails from C. Armstrong, N. Brown re: building permit issues; reviewing emails from W. Smith, M. Bench re: noise monitoring.
03/08/24	JKI	1.00	Meeting with M. Dunn, F. Kussner and K. Cohen; emailing F. Kussner.
03/08/24	JLI	5.10	Drafting memorandum re: [REDACTED] reviewing underlying documents to assist with preparation of same; reviewing disclaimer to be included with confidential documents to be shared with stakeholders; discussing various receivership matters with C. Armstrong; arranging for filing of Orders granted by Justice Osborne re: the Receiver's Motion; reviewing endorsement of Justice Osborne re: same; reviewing and revising correspondence re: corporate filing matters.
03/08/24	MSD	1.20	Attending meeting with K. Cohen, F. Kussner, J. Kiss re: litigation strategy; reviewing J. Morse letter and forwarding to client; drafting response to letter.
03/09/24	CAG	0.30	Review and comment on corporate matters memo and emails with J. Linde re: same.
03/09/24	HOW	1.20	Review of supplementary conditions.

Date	TKID	Hours	Description
03/09/24	JKI	0.40	Reviewing insurance policies; drafting email to F. Kussner.
03/09/24	JLI	1.60	Reviewing and updating internal tracker of key Goodmans open items for the period since commencement of contingency planning efforts re: engagement of new construction manager.
03/10/24	JKI	0.90	Reviewing insurance policies; emailing F. Kussner.
03/10/24	LJL	3.50	Detailed review of, and revisions to, draft supplementary conditions for CCDC 5B contract; emails with J. Cosentino re: same; emailing draft to internal team.
03/10/24	MSD	0.70	Drafting response to J. Morse; reviewing motion and drafting case conference brief.

Total Fees	\$279,669.50
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
CAG	Armstrong, Chris	50.30	985.00	49,545.50
MSD	Dunn, Mark	41.20	965.00	39,758.00
INA	Andres, Ian	5.80	915.00	5,307.00
BON	O'Neill, Brendan	41.10	1,265.00	51,991.50
HOW	Wise, Howard	15.20	1,140.00	17,328.00
TDA	D'Angelo, Tyler	8.10	850.00	6,885.00
LJL	Latham, Joseph	10.30	1,265.00	13,029.50
JCC	Cosentino, Joe	21.30	1,095.00	23,323.50
FBK	Kussner, Francy	5.50	1,210.00	6,655.00
GNK	Cohen, Kirby	10.40	805.00	8,372.00
RGI	Gill, Rodney	0.30	820.00	246.00
BJG	Green, Bram	1.60	1,105.00	1,768.00
JKI	Kiss, Jerred	5.70	580.00	3,306.00
JLI	Linde, Jennifer	84.20	590.00	49,678.00
ABE	Belluomini, Alexis	0.50	610.00	305.00
GLL	Lauzon, Gloria	1.60	610.00	976.00
CDA	D'Aversa, Christina	0.20	610.00	122.00
AGT	Tsiakos, Angela	0.70	505.00	353.50
DPS	Word Processing	4.00	120.00	480.00
S/O	Overtime, Secretary	2.00	120.00	240.00

Invoice No. 810769
Our File No. XEBN 232285

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March 12, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
Total Fees				\$279,669.50

Disbursements

Description	Amount
Copies	1,081.75
Search - Sub	97.50
Parking/ Cab / Mileage	23.02
Telephone - Cellular Phone Charges	26.54
Total Disbursements	\$1,228.81

Total Fees On This Invoice	\$279,669.50
ON HST @ 13.0%	\$36,357.03
Taxable Disbursements	\$1,228.81
Total Disbursements On This Invoice	\$1,228.81
ON HST @ 13.0%	\$159.75
Total On This Invoice (CAD)	\$317,415.09
Total On This Invoice (USD)	\$244,409.62

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

March 25, 2024

Our File No. XEBN 232285
Invoice No. 811271

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
03/08/24	JCC	1.40	Email to W. Smith re: enclosing draft Supplementary Conditions; further revise draft Early Release of Holdback document; preparation of Memo re: notes to draft in draft Supplementary Conditions.
03/08/24	LJL	0.80	Discussions with J. Cosentino re: CCDC 5B contract and status; receipt and brief review of draft from J. Cosentino.
03/11/24	AGT	0.10	Exchange of emails with J. Linde re: annual return filings of Mizrahi entities.
03/11/24	AKH	0.20	Attending meeting with F. Kussner re: correspondence from D. Farrell re: insurance documents.
03/11/24	BJG	0.20	Internal discussions re: severance materials.
03/11/24	BON	1.90	Attention to corporate filings matters; attention to scheduling response to MI counsel; attend daily update call with A&M.
03/11/24	CAG	2.30	Telephone call with A&M re: SISP matters; review and comment on correspondence to MI counsel; emails with Morrow re: insurance matters; attend status updated call with A&M re: discussion of various case matters; emails with A&M re: MI supplier payment matters; emails with J. Linde re: Skygrid contract.
03/11/24	FBK	0.90	Review insurance matters; conferences with J. Kiss re: same; correspondence with clients and with brokers; meet student re: responding to matters re: Mappro claim; review correspondence to J. Morse.
03/11/24	HOW	3.20	Review and revise Skygrid Contract; office conference between H. Wise and J. Cosentino; review revised Agreement.
03/11/24	JCC	3.90	Receipt and review of J. Latham's revisions and comments re: draft CCDC 5B Supplementary Conditions re: Skygrid; office conference with J. Latham re:

Date	TKID	Hours	Description
			revision of draft Supplementary Conditions; office conference with H. Wise re: draft CCDC 5B Supplementary Conditions re: Skygrid; email to Goodmans personnel re: revised draft of Supplementary Conditions re: CCDC 5B re: Skygrid.
03/11/24	JKI	0.60	Reviewing insurance policies; emailing F. Kussner.
03/11/24	JLI	3.90	Reviewing and responding to correspondence re: corporate filing matters; speaking with M. Mackenzie re: Xerox lease and various receivership matters; attending daily conference call with Receiver team; reviewing memorandum prepared by real estate team re: severance and title upgrade matters; reviewing and revising Paddock Warehouse Agreement; reviewing Supplementary Conditions of CCDC 5B contract to be entered into with Skygrid; preparing correspondence to internal team re: same; revising Goodmans ongoing activities for Weekly Lender Update.
03/11/24	LJL	2.30	Reviewing supplementary conditions for CCDC 5B; meeting with J. Cosentino to review comments and make further edits; follow up with J. Cosentino after meeting with H. Wise; reviewing further revised draft supplementary conditions.
03/11/24	MSD	2.20	Drafting and revising correspondence with J. Morse re: scheduling issues; continuing to prepare for response to Miarahi Inc. payment motion and reviewing documents re: same; reviewing progress report from Core architects.
03/11/24	TDA	1.10	Review of materials from Dentons re: granting of consents; meeting with B. Green re: same; call with C. Armstrong re: same; updating and circulating memo to reflect same.
03/12/24	AGT	0.20	As per J. Linde, attend to revising of annual returns of Mizrahi entities to reflect change in address of Alvarez and Marshall and re-forwarding for signature.
03/12/24	BON	3.80	Attention to draft memo re: severance; attention to emails/discussions re: corporate filings; attention to draft memo re: severance and land titles absolute; attend c/c with A&M and Osler re: SISP matters; attention to draft Skygrid CCDC 5B; attention to draft correspondence re: MI payment motion matters; attend daily update call with A&M.
03/12/24	CAG	2.90	Review and comment on lender update summary; review and comment on Warehouse Agreement; review and comment on memo to client re: severance/land title absolute matters; attending meeting with A&M and Osler re: discussion of SISP; review/consider memo from J. Linde re: [REDACTED] attend status update call with A&M.
03/12/24	FBK	0.40	E-mails re: insurance matters; review correspondence.
03/12/24	INA	0.10	Reviewing email from J. Linde re: revised draft of severance and land title application memo.
03/12/24	JCC	1.60	Finalize updated draft of Supplementary Conditions re: Skygrid; emails to and from J. Linde; email to Alvarez & Marsal personnel and W. Smith; receipt and review of correspondence from W. Smith; receipt and review of correspondence from S. Ferguson; emails to and from J. Latham.
03/12/24	JKI	0.10	Emailing F. Kussner.
03/12/24	JLI	6.40	Revising and circulating list of Goodmans ongoing activities for Weekly Lender Update; updating internal tracker of key Goodmans open items; preparing correspondence re: corporate filing matters; reviewing and revising Paddock

Date	TKID	Hours	Description
			Warehouse Agreement; circulating same for comment; attending weekly meeting with Osler and A&M teams at Osler's offices; arranging for service of issued Orders to Service List and trades engaged on the Project; speaking with C. Bedford of My Construction Supply Inc. re: transition to Skygrid; attending daily conference call with Receiver team; revising correspondence to trades re: transition matters.
03/12/24	LJL	0.70	Receipt and review of CCDC 5B sent to client; emails re: same.
03/12/24	MSD	2.30	Reviewing documents relevant to ongoing investigation; exchanging correspondence re: same; exchanging correspondence re: scheduling issues; attending phone call with client.
03/12/24	TDA	0.20	Review of updated memo; correspondence re: same.
03/13/24	AKH	2.20	Reviewing correspondence re: insurance matters; reviewing insurance policies, permits and other documents pursuant to email from D. Farrell; drafting email to F. Kussner re: same.
03/13/24	BON	1.20	Attention to draft note to vendors re: final transition matters; review checklist re: final transition matters; attention to emails/discussions re: various transition matters; attention to emails/discussions re: MI payment motion matters and case conference re: same.
03/13/24	CAG	1.20	Review and comment on draft emails to trades re: Skygrid transition and payments; emails re: Clonhard matters; telephone call with A&M re: Cult lien matters; emails/voice mails with R. Davidge re: RFCA waiver matters.
03/13/24	FBK	0.30	Review insurance matters and correspondence.
03/13/24	GNK	1.30	Preparing case conference form; internal correspondence re: same; correspondence to service list re: case conference form.
03/13/24	INA	1.20	Email to C. Armstrong, M. Dunn re: staff recommendation report on construction staging permit extension, City requirement for indemnity; reviewing email from C. Armstrong; videoconference meeting with J. Nevsky, M. Bench, A. Grove-White, J. Daniels, M. Bianchi re: discussions with Councillor Saxe, hoarding and pump enclosure issues, noise exemption requirements, strategy for Council meeting, next steps; reviewing emails from J. Nevsky, M. Bench.
03/13/24	JCC	0.20	Review correspondence from J. Latham to S. Ferguson; receipt and review of correspondence from J. Nevsky re: Clonard Group.
03/13/24	JKI	0.40	Reviewing correspondence from Masters Insurance; emailing F. Kussner.
03/13/24	JLI	1.90	Reviewing draft communications to trades re: transition matters; preparing form of termination notice re: [REDACTED] reviewing and revising Case Conference Request Form; reviewing Receivership Funding Credit Agreement re: Cost to Complete matters; reviewing and responding to correspondence re: various receivership matters.
03/13/24	LJL	0.50	Emails re: call to discuss CCDC 5B; internal discussions re: same and next steps.
03/13/24	MSD	1.20	Exchanging correspondence re: investigation issues; reviewing motion and case conference issues.

Date	TKID	Hours	Description
03/14/24	AKH	1.20	Reviewing insurance policies pursuant to email from D. Farrell; updating draft email to F. Kussner.
03/14/24	BJG	0.80	Discussions with J. Silver re: severance and land titles absolute application.
03/14/24	BON	2.10	Attention to emails/discussions re: construction permit extension and Indemnity Agreement; attention to draft SISP material; attention to emails/discussions re: RFCA matters; attend daily update call with A&M.
03/14/24	CAG	1.50	Video conference with internal team City Council construction permit matters; attend status update call with A&M re: status update/discussion re: status of various case matters.
03/14/24	FBK	0.20	Review documentation re: insurance matters.
03/14/24	GNK	3.60	Preparing Aide Memoire re: March 18 case conference; exchanging internal correspondence re: same.
03/14/24	INA	0.80	Videoconference meeting with C. Armstrong, M. Dunn re: [REDACTED] [REDACTED] reviewing emails from J. Nevsky, J. Daniels re: staff recommendations, negotiations with Councillor Saxe; reviewing email from T. D'Angelo re: land titles application, conditions of severance approval, required Cost Sharing Agreement.
03/14/24	JKI	1.40	Researching case law [REDACTED] [REDACTED]
03/14/24	JLI	7.90	Drafting form of notice re: Lien Regularization Order for Daily Commercial News; revising same; reviewing and circulating draft SISP materials; updating Service List; reviewing and revising SISP Broker Engagement Letter; speaking with M. Mackenzie re: insurance matters; updating internal list of key Goodmans open items; attending daily conference call with Receiver team; reviewing and responding to correspondence from trades engaged on Project re: transition matters.
03/14/24	MSD	1.80	Drafting Aide Memoire; updating discussion with C. Armstrong and I. Andre re: indemnity issue.
03/14/24	TDA	0.90	Call with J. Silver re: file; meeting with B. Green re: same; reporting email and internal correspondence w. working group re: same.
03/15/24	AKH	1.60	Reviewing insurance policies in connection with request from D. Farrell; reviewing and revising correspondence to D. Farrell, B. Grossman and A. Duraes re: same; researching [REDACTED] reviewing and responding to email from F. Kussner re: CCDC-2 Contract.
03/15/24	BON	4.60	Attention to draft Notice of LRO; attention to draft engagement letter for JLL; attention to correspondence with Justice Osborne re: case conference; attention to draft Aide Memoire; attention to emails/discussions re: Cult Iron Works matters.
03/15/24	CAG	0.20	Review and comment on Aide Memoire.
03/15/24	FBK	0.90	E-mails re: insurance matters and Mappro claim; correspondence to B. Grossman (Dentons) re: request for documentation; correspondence with adjuster appointed by insurer; conferences with student to assemble information and documentation; e-mails with B. Grossman; e-mails with C. Armstrong and

Date	TKID	Hours	Description
			with J. Linde re: requested documentation; receive Mizrahi construction contracts.
03/15/24	GNK	2.50	Reviewing M. Dunn comments re: Aide Memoire; internal correspondence with BL2 team re: same; preparing and serving Aide Memoire re: March 18 case conference; drafting letter to J. Morse re: document request; reviewing MI Aide Memoire.
03/15/24	INA	0.10	Reviewing emails from A. Grove-White, J. Daenzer re: permit issues, discussions with Councillor Saxe.
03/15/24	JKI	2.50	Researching case law re: [REDACTED]
03/15/24	JLI	5.40	Reviewing and revising SISP Broker Engagement Letter; compiling comments re: Aide Memoire re: Case Conference; reviewing and revising same; reviewing and responding to correspondence re: Mizrahi Inc. motion matters; reviewing Aide Memoire of Mizrahi Inc. re: Case Conference; reviewing comments on [REDACTED] Non-Disclosure Agreement; compiling Mizrahi Inc. construction contracts; circulating same.
03/15/24	MSD	1.90	Preparing for hearing; correspondence re: various issues.
03/16/24	BON	1.90	Attention to JLL engagement letter.
03/16/24	CAG	0.90	Review and comment on JLL engagement letter.
03/16/24	JLI	2.90	Reviewing and revising SISP Broker Engagement Letter; circulating same for comment; updating internal tracker of key Goodmans open items; preparing correspondence to internal team re: same.
03/17/24	INA	1.00	Reviewing emails from J. Nevsky, M. Bench, A. Grove-White, W. Smith, J. Daenzer re: construction staging and noise permit extension applications, negotiations with Councillor Saxe, conditions recommended by staff, basis for noise exemptions; call with J. Nevsky re: expectations for City Council meeting, process and strategy for negotiating with Councillor Saxe, anticipated outcomes.
03/17/24	JKI	0.10	Emailing M. Dunn.
03/17/24	JLI	0.50	Reviewing and revising SISP Broker Engagement Letter; finalizing same.
03/17/24	MSD	1.30	Reviewing and revising outline for argument; discussion with D. Bish and B. O'Neill.
03/18/24	AGT	1.20	Upon receipt of executed documents, attend to filing of 2021 to 2024 Ontario annual returns of Mizrahi Commercial (The One) GP Inc. and 2015 to 2024 Ontario annual returns of Mizrahi Development Group (The One) Inc.; updating of electronic records and circulating copies to J. Linde.
03/18/24	AKH	4.50	Revising agenda in accordance with new documentation received; attending meeting with F. Kussner and J. Kiss re: Mappro v. Mizrahi and the City insurance matters; drafting email to A. Duraes re: insurance policies in force for the stipulated period and circulating to F. Kussner and J. Kiss with comments; reviewing various emails and correspondence and documents re: insurance matters; drafting correspondence to D. Farrell re: request for documents; reviewing email from B. Grossman and responding to F. Kussner re: updates to documentation requests.

Date	TKID	Hours	Description
03/18/24	BON	3.90	Attention to JLL engagement letter; attend case conference re: MI payment motion; attend daily update call with A&M.
03/18/24	CAG	0.50	Attend status update call with A&M re: discussion of various case matters.
03/18/24	FBK	1.80	Attend to correspondence re: insurance matters; receive and review correspondence from B. Grossman (Dentons) re: requests of adjuster; e-mails with Masters Insurance re: outstanding matters; prepare e-mail to adjuster re: Mappro claim; conference with student re: responding to adjuster and assembling documentation; review documentation.
03/18/24	GNK	3.10	Preparing for and attending at case conference before Osborne, J. re: scheduling.
03/18/24	INA	0.30	Reviewing Council agenda and staff report re: construction staging permit extension; reviewing emails from A. Grove-White, M. Bench, J. Daenzer, G. Fucile re: hoarding, concrete pump issues, discussions with Councillor Saxe, expectations for permit extension; reviewing email from P. Johnson re: site plan approval extension; email to P. Johnson.
03/18/24	JCC	0.20	Receipt and review of correspondence from S. Ferguson; emails to and from J. Latham.
03/18/24	JKI	1.60	Emailing F. Kussner; emailing Masters Insurance; reviewing correspondence from Masters Insurance and Dentons.
03/18/24	JLI	3.30	Reviewing and revising SISP Broker Engagement Letter; circulating same to A&M; reviewing and considering correspondence re: Tarion Bond matters; coordinating in-person meeting to be held at Goodmans; coordinating service of endorsement of Justice Osborne re: case conference; attending daily conference call with Receiver team; coordinating filing of annual returns of certain Debtors; preparing internal correspondence re: severance matters; reviewing correspondence to Project vendors re: payment matters; updating list of Goodmans ongoing activities for Weekly Lender Update.
03/18/24	LJL	1.20	Emails with S. Ferguson and J. Cosentino re: CCDC contract and re: extension of time to complete with SkyGrid; office conference with C. Armstrong re: status.
03/18/24	MSD	3.60	Preparing for and attending case conference; attending discussion with client.
03/19/24	AKH	0.30	Reviewing and responding to various emails from F. Kussner re: insurance claim.
03/19/24	BON	1.10	Attention to draft correspondence to vendors re: transition invoices; attention to draft A&M weekly update document.
03/19/24	CAG	1.20	Telephone call with Tarion counsel re: Tarion warranty and other Project matters; review and comment on SISP timeline/process checklist and emails with A&M re: same.
03/19/24	FBK	0.90	Correspondence from B. Grossman (Dentons) re: information for Howden adjuster on Mappro claim; correspondence with A. Duraes (Masters Insurance) re: insurance policies; telephone discussion with A. Duraes; prepare correspondence re: Mappro claim; e-mail with student re: same.
03/19/24	INA	0.20	Reviewing emails from C. Armstrong, J. Linde, T. D'Angelo re: reconfiguration questions, severance implications; emails to C. Armstrong, J. Linde, T. D'Angelo; emails to A. Grove-White re: discussions with Councillor Saxe;

Date	TKID	Hours	Description
			reviewing emails from A. Grove-White.
03/19/24	JCC	1.40	Receipt and review of correspondence from F. Mak; email to F. Mak; continue preparation of Key Issues List and Key Notes to Draft from Supplementary Conditions re: CCDC 5B Contract.
03/19/24	JLI	1.80	Reviewing and responding to correspondence re: corporate filing matters; speaking with A. Sterling re: Lender meetings to be held at Goodmans' offices and coordinating same; circulating updated list of ongoing Goodmans activities to A&M for Weekly Lender Update; discussing various receivership matters with C. Armstrong; reviewing SISP documentation and timeline prepared by Lenders and A&M.
03/19/24	LJL	0.50	Emails re: call to discuss CCDC contract; discussion with J. Cosentino re: same.
03/19/24	TDA	0.20	Correspondence w. internal team and Osler re: severance matters.
03/20/24	AKH	1.50	Meeting with F. Kussner re: insurance claim updates; reviewing and revising correspondence to D. Farrell re: request for insurance documents.
03/20/24	BJG	0.40	Discussions with T. D'Angeo re: severance issues.
03/20/24	BON	0.90	Attention to JLL engagement letter; attend daily update call with A&M.
03/20/24	CAG	3.10	Video conference with internal team re: severance/suite reconfiguration matters; meeting with A&M and Osler re: discussion of SISP, RFCA, Tarion and status of various other case matters; emails with J. Linde re: customs broker issue.
03/20/24	FBK	0.40	Follow up re: insurance matters; meeting with student re: same.
03/20/24	GNK	0.10	Correspondence with M. Dunn and Fogler Rubinoff re: March 28 meeting.
03/20/24	INA	1.20	Emails to T. D'Angelo re: severance reference plan; reviewing emails from T. D'Angelo; reviewing summary from E. Mark re: reconfiguration options, potential relocation of interior amenity space; considering severance implications; videoconference meeting with C. Armstrong, J. Linde, T. D'Angelo re: severance and reconfiguration questions, decision timing, next steps; reviewing emails from A. Grove-White, M. Bench re: Councillor Saxe Agreement to four month extension on Construction Staging Permit, Indemnity Agreement; emails to A. Grove-White, M. Bench; monitoring Council meeting; reviewing emails from J. Linde re: reconfiguration meeting.
03/20/24	JCC	1.70	Receipt and review of correspondence from F. Mak; begin review and revision to Skygrid form of Subcontract; receipt and review of correspondence from Ozz Electric Slab Delay Claim.
03/20/24	JLI	5.60	Reviewing draft timeline and preliminary checklist re: preparation of SISP; meeting with C. Armstrong, I. Andres and T. D'Angelo re: severance matters; reviewing underlying documentation and corresponding with F. Mak re: same; meeting with Osler and A&M teams re: SISP matters; speaking with A. Sterling re: customs brokerage services matters; speaking to Livingston International counsel (M. Schmah) re: same; daily conference call with Receiver team.
03/20/24	LJL	0.50	Emails re: call on Supplementary Conditions; discussion with J. Cosentino re: same.
03/20/24	TDA	2.30	Various calls and meetings with Osler, B. Green, G. Lauzon, and internal team

Date	TKID	Hours	Description
			re: file and severance matters.
03/21/24	AKH	0.80	Revising correspondence to D. Farrell re: insurance claims request in light of further information from B. Grossman; circulating draft correspondence to J. Kiss for comments.
03/21/24	BON	0.50	Attention to JLL engagement letter.
03/21/24	CAG	0.90	Review JLL comments on engagement letter and emails with J. Linde re: same; attend status update call with A&M re: discussion of various case matters.
03/21/24	HOW	1.90	Emails from J. Cosentino, review of Skygrid subcontracts; emails relating to Cult form E. Bisceglia.
03/21/24	INA	0.80	Monitoring Council meeting re: construction staging permit extension; confirmation of four-month extension; reviewing emails from J. Linde re: [REDACTED] emails to C. Armstrong, J. Linde, T. D'Angelo; reviewing email from T. D'Angelo re: [REDACTED] reviewing email from F. Mak and A&M slide deck on reconfiguration options; preparing for meeting; reviewing email from K. Sliwa re: status of OLT written decision on settlement hearing for additional six storeys.
03/21/24	JKI	0.50	Emailing M. Dunn.
03/21/24	JLI	5.70	Corresponding with F. Mak and A. Sterling re: customs matters; coordinating in person meeting to be held at Goodmans; reviewing and revising Broker Engagement Letter; [REDACTED] speaking with F. Mak re: customs and reconfiguration matters; preparing correspondence re: corporate filing matters; attending daily conference call with Receiver team.
03/21/24	MSD	1.40	Update discussion with client; reviewing Receivership Order and drafting e-mail demanding production of records; reviewing construction material provided by client; correspondence with Crown re: noise violation update.
03/21/24	TDA	0.50	Correspondence with internal team re: [REDACTED]
03/22/24	BON	0.50	Attention to JLL engagement letter.
03/22/24	HOW	3.50	Prepare for and attend on conference call with client regarding changes to Contract.
03/22/24	INA	1.30	Reviewing reconfiguration options and considering severance implications; reviewing in-force zoning by-law re: amenity area requirements; reviewing consent certificates and reference plan; preparing for meeting; reviewing emails from J. Linde, D. Huynh, E. Mark re: zoning and planning considerations; attending meeting with A&M, IGIS and project team re: reconfiguration options, zoning compliance, timing for making decision; discussions with E. Mark, D. Huynh re: next steps; reviewing email from E. Mark.
03/22/24	JCC	4.40	Receipt and review of correspondence from W. Smith; review W. Smith's comments of Supplementary Conditions Teams call with A&M personnel (S. Ferguson, F. Mak) W. Smith, H. Wise and J. Latham; further revise Supplementary Conditions re: Skygrid; continue review of Skygrid form of

Date	TKID	Hours	Description
			Subcontract.
03/22/24	JLI	6.80	Reviewing and responding to correspondence re: severance matters; reviewing and revising Broker Engagement Letter; compiling execution version of same; attending in-person reconfiguration meeting with A&M and Project consultants; corresponding with Livingston International counsel re: customs matters; speaking with C. Armstrong re: various receivership matters; drafting Receivership Funding Credit Agreement waivers re: milestones and Cost to Complete; drafting form of notice to condominium unit purchasers re: occupancy dates.
03/22/24	LJL	3.20	Receipt and review of comments on CCDC from W. Smith; conference call with S. Ferguson and F. Mak (A&M), W. Smith, H. Wise and J. Cosentino to discuss draft CCDC supplementary conditions and comments thereon; follow up with J. Cosentino; receipt and brief review of revised set of Supplementary Conditions.
03/22/24	MSD	1.90	Reviewing summary from A. Sterling responding to factual assertions in MI Aide Memoire.
03/23/24	BON	1.20	Review unit reconfiguration analysis; attention to notice of occupancy delay matters; attention to draft RFCA waivers.
03/23/24	JLI	0.80	Updating internal tracker of key Goodmans open items; reviewing A&M comments re: financials set out in Mizrahi Inc. Aide Memoire.
03/24/24	CAG	0.60	Review and comment on letter to condo buyers [REDACTED]
03/24/24	HOW	1.50	Review of emails from J. Cosentino and further changes to contract.
03/24/24	INA	0.20	Reviewing email from E. Mark re: potential reconfiguration, severance, condo registration and easement issues; email to E. Mark, J. Silver, F. Mak, T. D'Angelo.
03/24/24	JLI	1.60	Drafting correspondence to A&M re: notices of occupancy delay for condominium unit purchasers; reviewing and revising memo re: analysis in respect of same; finalizing draft notice to unit purchasers re: occupancy generally; reviewing and revising draft SISP and draft SISP Approval Order.

Total Fees**\$172,453.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
JCC	Cosentino, Joe	14.80	1,095.00	16,206.00
FBK	Kussner, Francy	5.80	1,210.00	7,018.00
MSD	Dunn, Mark	17.60	965.00	16,984.00
CAG	Armstrong, Chris	15.30	985.00	15,070.50
BON	O'Neill, Brendan	23.60	1,265.00	29,854.00
HOW	Wise, Howard	10.10	1,140.00	11,514.00

Invoice No. 811271
Our File No. XEBN 232285

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March 25, 2024

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
GNK	Cohen, Kirby	10.60	805.00	8,533.00
TDA	D'Angelo, Tyler	5.20	850.00	4,420.00
INA	Andres, Ian	7.20	915.00	6,588.00
LJL	Latham, Joseph	9.70	1,265.00	12,270.50
BJG	Green, Bram	1.40	1,105.00	1,547.00
JKI	Kiss, Jerred	7.20	580.00	4,176.00
JLI	Linde, Jennifer	54.50	590.00	32,155.00
AKH	Khanna, Ayesha	12.30	425.00	5,227.50
AGT	Tsiakos, Angela	1.50	505.00	757.50
DPS	Word Processing	1.10	120.00	132.00

Total Fees	\$172,453.00
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Disbursements

Description	Amount
Telephone - Long Distance	1.02
Copies	73.25
Search - Corporate	648.20
Computer Searches - Westlaw Carswell	166.50
Search - Sub	97.50
Filing Fee - Motion	339.00
Parking/ Cab / Mileage	170.29
Telephone - Cellular Phone Charges	183.00
Meals	53.05

Total Disbursements	\$1,731.81
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Total Fees On This Invoice	\$172,453.00
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ON HST @ 13.0%	\$22,418.89
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Taxable Disbursements	\$1,731.81
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Total Disbursements On This Invoice	\$1,731.81
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ON HST @ 13.0%	\$225.14
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Total On This Invoice (CAD)	\$196,828.84
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Total On This Invoice (USD)	\$151,558.21
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1334

Invoice No. 811271

Our File No. XEBN 232285

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March 25, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red handwritten signature, possibly reading 'E. & O. E.', is written over the text 'GOODMANS LLP'.

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

April 9, 2024

Our File No. XEBN 232285
Invoice No. 812297

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
03/25/24	BON	3.30	Attention to draft SISP material; attend meeting with RFCA lender; attend daily update call with A&M.
03/25/24	CAG	2.80	Attend meeting with A&M, Osler and lenders re: discussion of reconfiguration and various other case matters; attend status update call with A&M re: discussion of various case matters; review and comment on RFCA waivers and interoffice conference with J. Linde re: same.
03/25/24	FBK	0.50	Review correspondence from B. Grossman re: Mappro claim insurance matters; review correspondence from IPG adjuster re: Mappro claim; review correspondence from M. Ciccolini (Masters) re: outstanding insurance items; e-mails with J. Nevsky re: Morrow Equipment Company LLC.
03/25/24	HOW	1.40	Emails to and from client; review of supplementary conditions; emails from C. Armstrong.
03/25/24	INA	0.40	Reviewing emails from J. Silver, E. Mark, F. Mak, T. D'Angelo re: severance and reconfiguration issues; comparing concourse amenity area plan with severance reference plan; emails to J. Silver, E. Mark, F. Mak, T. D'Angelo re: implications for severance.
03/25/24	JCC	2.60	Finalize revisions to draft Supplementary Conditions re: CCDC 5B re: Skygrid; office conference with J. Latham; email to Osler personnel; continue review and revision of Skygrid form of Subcontract; receipt and review of correspondence from F. Mak.
03/25/24	JLI	4.20	Reviewing Reconfiguration Alternatives Summary prepared by A&M and correspondence re: same; reviewing correspondence re: holdback release matters; attending in person meeting with A&M, Osler and the Lenders at Goodmans offices; attending daily conference call with Receiver team; reviewing and revising Receivership Funding Credit Agreement waivers re:

Date	TKID	Hours	Description
			milestones and Cost to Complete; circulating same for comment; revising list of Goodmans ongoing activities for Weekly Lender Update.
03/25/24	JMC	0.40	Review employment issue.
03/25/24	LJL	1.50	Reviewing revised draft of Supplementary Conditions; revising same; emails and calls with J. Cosentino re: circulation; emails to send draft to Osler.
03/25/24	MSD	2.40	Meeting with lenders; meeting with client; reviewing correspondence re: outstanding invoices; reviewing issues log; reviewing forensic; reviewing proposal.
03/25/24	TDA	0.10	Correspondence re: file.
03/26/24	AKH	0.70	Reviewing and responding to emails from J. Kiss re: draft correspondence to D. Farrell re: insurance documentation; drafting email to F. Kussner re: same and updating folder of requested insurance documentation.
03/26/24	BON	1.90	Attention to emails/discussions re: MI payment matters; attention to weekly A&M update; attention to forensic review proposal; attention to emails/discussions re: holdback matters; attend A&M update call.
03/26/24	CAG	1.40	Emails with A&M re: T1 setoff matters; telephone call with J. Conforti re: security provider/ESA/union issues; emails with H. Wise re: holdback release matters; emails from Tarion counsel re: information request; attend status update call with A&M re: discussion of various case matters.
03/26/24	FBK	1.20	Review proposed correspondence to adjuster; conference with J. Kiss re: same; correspondence to B. Grossman (Dentons) re: outstanding matters; receive and review correspondence from B. Grossman together with attachments.
03/26/24	HOW	1.00	Review of supplementary condition; office conference between H. Wise and J. Cosentino.
03/26/24	JCC	1.90	Receipt and review of correspondence from A. Wong; email to A. Wong; review issues re: payment of holdback to MI subcontractors; office conference with H. Wise; continue review and revision of Skygrid Subcontract.
03/26/24	JKI	1.50	Meeting with F. Kussner re: insurance matters; emailing A. Khanna; emailing F. Kussner.
03/26/24	JLI	1.90	Updating internal tracker of key Goodmans open items; reviewing pleadings in CRIECO litigation; reviewing correspondence re: labour relations matters; reviewing draft memo re: forensic review proposal; attending daily conference call with Receiver team.
03/26/24	LJL	0.50	Emails with Osler re: draft SC's.
03/26/24	MSD	2.50	Preparing responding motion material; reviewing material relevant to same.
03/27/24	CAG	1.40	Draft email to Court re: CCO matters; video conference with A&M and J. Linde re: RFCA waiver matters; review and comment on revised RFCA waivers; telephone call with T. D'Angelo re: reconfiguration/severance matters; emails with internal team re: City permit/indemnity matters; brief review of Proline Hardware lien claim.
03/27/24	FBK	1.40	E-mails with J. Nevsky re: insurance matters; e-mails with M. Ciccolini re: insurance matters; review correspondence and documentation re: insurance matters; conference with M. Dunn, J. Kiss and K. Cohen re: responding to

Date	TKID	Hours	Description
			Mizrahi motion and next steps; e-mails re: indemnity matters.
03/27/24	GNK	4.30	Teams meeting with M. Dunn, F. Kussner and J. Kiss re: work plan; reviewing document brief and preparing for March 28 meeting with Cocos.
03/27/24	HOW	0.50	Emails from C. Armstrong re: trade holdback; office conference between H. Wise and J. Snelgrove.
03/27/24	INA	1.80	Reviewing emails from J. Nevsky, C. Armstrong, M. Dunn, F. Kussner re: Indemnity Agreement and insurance policy, strategy for responding to City; attending meeting with F. Mak, J. Linde, T. D'Angelo, E. Mark, J. Silver re: [REDACTED] reviewing email from E. Mark.
03/27/24	JCC	0.50	Email to A. Wong; receipt and review of correspondence from A. Wong; receipt and review of correspondence from D. Preston; email to Alvarez & Marsal team; review Lien Notice re: Proline Hardwear.
03/27/24	JKI	1.20	Meeting with M. Dunn, F. Kussner and K. Cohen re: Mizrahi motion preparation; drafting email to CERIECO litigation counsel informing of stay order; emailing J. Linde re: Altus reports.
03/27/24	JLI	4.40	Meeting with C. Armstrong and F. Ferguson re: RFCA waivers; reviewing and revising waivers re: CSA Plan, Severance, Initial Business Plan and Cost to Complete; speaking with M. Mackenzie re: Notices of Occupancy Delay; attending in person meeting with Harris Sheaffer, CORE Architects and A&M re: severance and condominium matters; discussing same and various receivership matters with F. Mak.
03/27/24	MCA	0.40	Review email from K. Cohen regarding client documents and FTP site; email to Support to FTP site; email to K. Cohen re: access to client FTP site.
03/27/24	MSD	3.30	Reviewing material relevant to contractual claim; including cost to complete; coordinating litigation plan.
03/27/24	TDA	2.00	Call with C. Armstrong re: file; meeting with I. Andres, J. Silver, client, and CORE re: reconfiguration and condo law matters.
03/28/24	CAG	0.80	Telephone call with Osler re: discussion points with lenders (waiver and SISP matters) and reporting email to client re: same; emails with internal team re: permit and indemnity matters.
03/28/24	FBK	1.20	E-mails with I. Andres and C. Armstrong re: Indemnity Agreement being requested by the City; review proposed Indemnity Agreement; e-mails with C. Armstrong; e-mails with J. Kiss re: correspondence to be sent to adjuster re: Mappro claim; e-mails with Masters brokers re: follow-up on insurance matters; review correspondence from M. Dunn re: forensic review proposal.
03/28/24	GNK	3.20	Attending at Foglers re: meeting past payment practices; preparing for same.
03/28/24	INA	1.70	Reviewing email from K. Sliwa re: outstanding OLT written decision from rezoning settlement hearing; email to OLT caseworker re: A&M receivership, status of OLT decision and outstanding conditions to implement rezoning for additional six storeys; reviewing emails from M. Longo re: upcoming OLT hearing on OPA 183 and HCD appeals; email to OLT caseworker re: A&M withdrawal from hearing; emails to S. Ferguson, J. Nevsky, F. Mak, B. O'Neill, C. Armstrong, J. Linde; reviewing email from F. Kussner re: insurance and

Date	TKID	Hours	Description
			Indemnity Agreement; call with G. Katz re: Council extension of construction staging permit, required update to Indemnity Agreement; reviewing email from G. Katz re: draft Amending Agreement; reviewing email from J. Laughlin re: updated construction staging permit; emails to C. Armstrong, J. Linde, F. Kussner, M. Dunn; reviewing emails from C. Armstrong, F. Kussner.
03/28/24	JCC	2.20	Continued review of and revision to Skygrid subcontract.
03/28/24	JKI	0.50	Emailing F. Kussner re Mappro insurance certificates; reviewing Mizrahi contracts re motion preparation.
03/28/24	JLI	0.90	Attending conference call with Osler team re: Receivership Funding Credit Agreement and SISP matters; attending daily conference call with Receiver team; reviewing correspondence re: construction permit and insurance matters.
03/28/24	JSO	0.70	Reviewing email from M. Dunn re: payment of subcontractor holdback; discussion with H. Wise re: payment of subcontractor holdback.
03/28/24	MCA	0.50	Review instructions from K. Cohen and provide OneDrive Link.
03/28/24	MSD	3.50	Reviewing documents provided by Coco; preparing for and attending meeting with Fogler; drafting outline of contract; correspondence re: forensic review.
03/31/24	GNK	0.50	Letter to Cocos re: documents request.
03/31/24	LJL	0.20	Emails with J. Cosentino re: status of agreements.
04/01/24	BON	2.90	Attention to draft email to Cocos re: document request; attention to draft correspondence to J. Morse re: electronic records; attention to draft Indemnity Agreement re: Balmuto; attention to MI payment matters; attend daily update call with A&M.
04/01/24	CAG	1.80	Review and comment on draft Balmuto Permit Indemnity Agreement; emails with internal team re: Skygrid subcontract matters; attend status update call with A&M re: discussion of various case matters.
04/01/24	FBK	1.60	Conference call with Masters brokers and Alvarez team re: outstanding insurance matters; finalize correspondence to adjuster re: Mappro claim; e-mails to Goodmans and A&M re: same; e-mails re: insurance matters; call with I. Andres re: Mappro litigation, insurance and indemnity matters; e-mails to C. Armstrong, J. Linde, I. Andres, M. Dunn re: draft Indemnity Agreement; reviewing e-mails from J. Linde, I. Andres re: proposed revisions to draft Indemnity Agreement; e-mails re: proposed revisions.
04/01/24	HOW	2.70	Office conference between H. Wise and J. Snelgrove; review of emails from client; review of documents relating to subcontracts and Skygrid; review of Supplementary Conditions and comments from Oslers relating to same; emails to J. Cosentino.
04/01/24	INA	0.40	Reviewing emails from F. Kussner re: insurance matters; call with F. Kussner re: Mappro litigation, insurance and indemnity matters; emails to C. Armstrong, J. Linde, F. Kussner, M. Dunn re: draft Indemnity Agreement; reviewing emails from J. Linde, F. Kussner re: proposed revisions to draft Indemnity Agreement.
04/01/24	JCC	2.20	Receipt and review of correspondence from A. Wong; email to A. Wong; voicemail message from F. Mak; emails to F. Mak; receipt and review of Supplementary Conditions re: CCDC 5B re: Skygrid revised by A. Wong; email to A&M team; email to Goodmans Construction team; receipt and review of

Date	TKID	Hours	Description
			Subcontract Transition Strategy prepared by A&M.
04/01/24	JKI	0.70	Emailing F. Kussner re: correspondence to insurance adjuster; drafting email to insurance adjuster.
04/01/24	JLI	5.20	Reviewing and revising list of key internal Goodmans open items; preparing tracker chart re: Lien Notices under Lien Regularization Order; reviewing and responding to correspondence re: construction staging permit; reviewing and revising Indemnity Agreement in favour of City of Toronto re: construction staging permit; discussing same with C. Armstrong; reviewing correspondence from unit purchasers re: status of sale agreements; preparing draft response re: same; attending daily conference call with Receiver team; reviewing and revising ongoing legal activities for Weekly Lender Update; reviewing draft correspondence from litigation team re: document production matters.
04/01/24	LJL	1.30	Emails re: status of CCDC contract and Osler review; emails re: need for discussion over approach to new subcontracts and existing subcontracts; reviewing materials; receipt of Osler comments on draft CCDC contract and emails with J. Cosentino re: same.
04/01/24	MSD	3.90	Drafting demand letter re: document production; finalizing and sending request for bank account information; reviewing notes and drafting note to Coco; reviewing contracts and drafting timeline for report; reviewing Mizrahi Inc. payment issues; attending discussion with client re: experts and various other issues; reviewing and revising lender update; reviewing correspondence re: insurance issues.
04/02/24	BON	2.70	Attend c/c with A&M re: SISP and Balmuto matters; attention to draft Indemnity re: Balmuto street; review draft deck re: MI documentation transition plan; c/c with A&M re: same and SISP matters.
04/02/24	CAG	4.20	Video conference with internal team re: Balmuto Permit Indemnity Agreement and review and comment on updated draft of same; video conference with S. Ferguson and B. O'Neill re: SISP and backstop transaction matters and City indemnity; review/consider A&M deck on Skygrid subcontracting/legacy holdback release and video conference with A&M and internal team re: Skygrid subcontracting/legacy holdback release; video conference with Osler and A&M re: discussion of SISP, RFCA and update on various other case matters; video conference with internal team re: City indemnity matters.
04/02/24	FBK	1.20	Meeting with J. Linde, I. Andres and C. Armstrong re: construction staging permit and related Indemnity Agreement; review revised Indemnity Agreement; correspondence to adjuster re: Mappro claim; receive and review correspondence and documentation from A. Duraes (Masters Insurance); e-mails with C. Armstrong and I. Andres re: indemnity.
04/02/24	GNK	0.20	Revising e-mail to Cocos re: information request per client comments; sending same.
04/02/24	HOW	2.50	Prepare for and attend conference call with client re: Subcontracts and Skygrid; office conference between H. Wise and J. Cosentino; office conference between H. Wise and J. Snelgrove re: research on holdback.
04/02/24	INA	1.20	Videoconference meeting with C. Armstrong, J. Linde, F. Kussner re: comments on draft Indemnity Agreement, proposed response to City, [REDACTED] reviewing emails from C. Armstrong, J. Linde, F. Kussner; call to G. Katz; email to G. Katz re: further markup of draft Agreement; call with C. Armstrong,

Date	TKID	Hours	Description
			R. Gill re: [REDACTED] reviewing email from G. Katz.
04/02/24	JCC	3.10	Continued review of and revisions to Supplementary Conditions re: CCDC 5B and Memo of Issues prepared by A. Wong; continued revisions to CCDC 5B; Teams call with A&M personnel and Goodmans Team; preparation of summary notes; continued revisions to Skygrid Subcontract.
04/02/24	JKI	0.10	Organizing pleadings in CERIECO action.
04/02/24	JLI	4.20	Reviewing A&M Subcontract Transition Plan; meeting with F. Kussner, I. Andres and C. Armstrong re: construction staging permit and related Indemnity Agreement; reviewing and revising Indemnity Agreement; circulating same for comment; updating internal tracker of key Goodmans open items; reviewing email from J. Conforti re: [REDACTED] attending meeting with internal construction law team and A&M re: subcontract transition matters; attending weekly standing conference call with Osler and A&M teams.
04/02/24	JMC	1.20	Review privacy issue.
04/02/24	LJL	1.20	Conference call with construction team and A&M re: approach to subcontracts through transition to SkyGrid; reviewing deck and orders.
04/02/24	MSD	1.10	Reviewing construction material; drafting IT transition issues; exchanging correspondence with J. Morse re: IT transition.
04/03/24	BON	2.40	Attention to subcontract matters; attention to draft A&M deck re: same; attend daily update call with A&M re: same.
04/03/24	CAG	1.90	Emails with internal team re: insurance matters; review and comment on subcontract strategy deck and interoffice conference with J. Linde re: same; consider Mizrahi payment/setoff issues and discussion with A&M re: same; attend status update call with A&M.
04/03/24	FBK	0.40	E-mails with A. Duraes re: endorsements to insurance policies; review correspondence to J. Morse re: motion.
04/03/24	HOW	0.60	Emails to and from C. Armstrong relating to subcontract liens; emails from client.
04/03/24	JCC	2.40	Receipt and review of correspondence from A. Wong; emails to A. Wong; receipt and review of revised Subcontract Transition Plan; email to and from C. Armstrong re: MI's project managers; continued review of Osler's comments to Supplementary Conditions re: CCDC 5B; continued revisions to Skygrid Subcontract.
04/03/24	JLI	6.70	Reviewing provisions of Receivership Funding Credit Agreement re: [REDACTED] drafting internal summary re: same; reviewing and revising Subcontract Transition Plan slide deck prepared by A&M; drafting form of responses to questions included in same; attending daily conference call with Receiver team; preparing form of Prepayment Letter Agreement for Livingston International Inc. re: customs brokerage services.
04/03/24	LJL	0.30	Emails re: potential lien claims arising from former MI informal contractors.
04/03/24	MCA	0.80	Discussion with K. Cohen regarding client documents; access OneDrive and download data; report to K. Cohen on the status of the client data.
04/03/24	MSD	2.10	Attending discussion with client re: various issues; finalizing and sending e-mail

Date	TKID	Hours	Description
			to J. Morse re: IT Transition; reviewing construction documents provided by KDC to identify relevance to Mizrahi Inc. payment motion.
04/04/24	CAG	2.60	Interoffice conference with student re: [REDACTED] emails with internal team re: status of City indemnity; review and comment on Deposit Agreement with Livingston and emails with A&M re: same; attend status update call with A&M re: discussion of case matters.
04/04/24	FBK	0.40	Review correspondence re: indemnity matters; e-mails re: same.
04/04/24	INA	0.50	Reviewing emails from J. Laughlin, M. Bench re: extension of construction staging permit; email to J. Laughlin; call with G. Katz re: suggested revisions to draft Indemnity Agreement, insurance and indemnity cap; emails to C. Armstrong, J. Linde, F. Kussner; reviewing emails from C. Armstrong, F. Kussner.
04/04/24	JCC	1.70	Continued preparation of revised Summary Conditions based on Osler Comments re: 5B re: Skygrid; continued preparation of revised Skygrid Subcontract.
04/04/24	JLI	2.50	Reviewing and revising Prepayment Letter Agreement for Livingston International Inc. re: customs brokerage services; reviewing Weekly Lender Update; reviewing terms of Condominium Sales Agreement re: [REDACTED]; attending daily conference call with Receiver team; reviewing Skygrid Off-Site Storage Agreement; circulating same for comment.
04/04/24	JSO	2.80	Reviewing legal question re: payment of holdback to subcontractors; memo to C. Armstrong and H. Wise re: payment of holdback.
04/05/24	CAG	1.90	Emails with internal team re: CCDC5B and subcontract matters; reviewing City changes to indemnity and telephone call with client and City counsel re: same; review and comment on Off-site Storage Agreement.
04/05/24	FBK	1.40	E-mails with I. Andres re Mappro claim; review e-mail from G. Katz (City of Toronto) re City's revisions to proposed indemnity agreement; e-mails with C. Armstrong, I. Andres and J. Linde re same; telephone call to G. Katz re Mappro claim; prepare correspondence to G. Katz re Mappro claim; telephone discussion with G. Katz and N. Rolfe (City of Toronto), C. Armstrong and M. Dunn re form of indemnity; correspondence to B. Grossman (Dentons).
04/05/24	HOW	0.30	Emails to and from J. Cosentino and C. Armstrong.
04/05/24	INA	0.40	Reviewing email from G. Katz re: City's revised draft Indemnity Agreement, [REDACTED] emails to C. Armstrong, J. Linde, F. Kussner; reviewing emails from C. Armstrong, F. Kussner re: draft Indemnity Agreement, [REDACTED]
04/05/24	JCC	2.50	Receipt and review of correspondence from A. Wong; emails to A. Wong; continue review of Osler comments to Supplementary Conditions re: CCDC 5B re: Skygrid; continue preparation of revised Subcontract re: Skygrid.
04/05/24	JKI	0.30	Emailing F. Kussner re: insurance deductibles.
04/05/24	JLI	0.50	Reviewing City of Toronto comments on Indemnity Agreement re: construction staging permit; reviewing and responding to internal correspondence re: same.
04/05/24	LJL	0.20	Emails re: approach to contracts and comments thereon.

Invoice No. 812297
Our File No. XEBN 232285

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April 9, 2024

Date	TKID	Hours	Description
04/05/24	MSD	1.30	Revising and sending memorandum re: forensic review; discussion with the City of Toronto re: opposing counsel; e-mail re: Seele settlement; reviewing construction material relevant to payment motion.
04/05/24	TDA	0.10	Correspondence re: file.
04/06/24	FBK	0.20	Receive and review correspondence from B. Grossman re: Mappro claim.
04/07/24	JLI	0.80	Reviewing and revising Skygrid Off-Site Storage Agreement based on internal comments; updating internal tracker of key Goodmans open items.
Total Fees			\$145,233.50

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
CAG	Armstrong, Chris	18.80	985.00	18,518.00
INA	Andres, Ian	6.40	915.00	5,856.00
MSD	Dunn, Mark	20.10	965.00	19,396.50
HOW	Wise, Howard	9.00	1,140.00	10,260.00
BON	O'Neill, Brendan	13.20	1,265.00	16,698.00
FBK	Kussner, Franci	9.50	1,210.00	11,495.00
LJL	Latham, Joseph	5.20	1,265.00	6,578.00
JCC	Cosentino, Joe	19.10	1,095.00	20,914.50
JMC	Conforti, Joe	1.60	1,210.00	1,936.00
GNK	Cohen, Kirby	8.20	805.00	6,601.00
TDA	D'Angelo, Tyler	2.20	850.00	1,870.00
JLI	Linde, Jennifer	31.30	590.00	18,467.00
JKI	Kiss, Jerred	4.30	580.00	2,494.00
JSO	Snelgrove, Jill	3.50	790.00	2,765.00
MCA	Allen, Monique	1.70	590.00	1,003.00
AKH	Khanna, Ayesha	0.70	425.00	297.50
DPS	Word Processing	0.70	120.00	84.00
Total Fees			\$145,233.50	

Invoice No. 812297
 Our File No. XEBN 232285

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 April 9, 2024

Disbursements

Description	Amount
Copies	95.75
Parking/ Cab / Mileage	7.81
Total Disbursements	\$103.56

Total Fees On This Invoice	\$145,233.50
ON HST @ 13.0%	\$18,880.35
Taxable Disbursements	\$103.56
Total Disbursements On This Invoice	\$103.56
ON HST @ 13.0%	\$13.47
Total On This Invoice (CAD)	\$164,230.88
Total On This Invoice (USD)	\$126,457.78

THIS IS OUR ACCOUNT HEREIN
 GOODMAN'S LLP



E. & O. E.
 BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest will be charged at the rate of 1.50% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

April 25, 2024

Our File No.	XEBN	232285
Invoice No.		812905

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
04/02/24	RGI	0.10	Discussing indemnity provision that City will require in relation to Balmutto concrete pump location with C. Armstrong.
04/04/24	NSA	2.20	[REDACTED]
04/05/24	NSA	4.40	[REDACTED]
04/08/24	BON	0.60	Attend daily update call with A&M.
04/08/24	CAG	1.40	Email to A&M re: [REDACTED] attend status update call with A&M re: discussion of various case matters; emails with internal team re: City indemnity matters; emails with A&M re: MI payment matters; review/consider letter from MI counsel re: records/emails and emails with internal team re: same.
04/08/24	FBK	1.20	[REDACTED] e-mails to C. Armstrong and M. Dunn re: indemnity for City; e-mails with C. Armstrong re: indemnity matters.
04/08/24	GNK	0.70	[REDACTED]
04/08/24	INA	0.20	Reviewing emails from C. Armstrong, F. Kussner re: Mappro claim, City requirement for indemnity and security, strategy for finalizing Indemnity Agreement; emails to C. Armstrong, F. Kussner.

Date	TKID	Hours	Description
04/08/24	JCC	2.20	Receipt and review of correspondence from F. Mak; email to F. Mak; continue review of Osler's detailed revisions and comments re: CCDC 5B re: Supplementary Conditions re: Skygrid.
04/08/24	JLI	1.60	Updating list of Goodmans ongoing activities for Weekly Lender Update; attending daily conference call with Receiver team; reviewing correspondence re: Mizrahi Inc. payment motion matters; reviewing student research re: [REDACTED]
04/08/24	LJL	2.00	Multiple emails with F. Mak and J. Cosentino re: status of CCDC; reviewing Osler comments and emails with J. Cosentino.
04/08/24	MSD	2.10	Reviewing and reporting to client re: response to document request; attending discussions with client re: various issues.
04/08/24	NSA	2.10	Follow-up research [REDACTED]
04/09/24	BON	4.40	Attention to emails/discussions re: forensic review matters; attention to emails/discussions and correspondence re: Project Records; attention to draft SISP materials; attend weekly conference call with A&M and Osler; attention to internal discussions re: CCDC5B contract; attention to draft A&M legal update; attend daily update call with A&M.
04/09/24	CAG	1.20	Video conference with Osler: status update and discussion of SISP and various other case matters; emails re: financial assurance re: City indemnity; review MI payment email and emails with A&M re: same.
04/09/24	FBK	0.60	Follow-up re: [REDACTED] e-mails re: financial assurance re: City indemnity; prepare correspondence to the City re: indemnity matters.
04/09/24	GNK	0.80	Call with M. Dunn re: [REDACTED] internal correspondence re: same; Teams meeting with A&M re: Morse correspondence.
04/09/24	HOW	0.30	Review of emails to client; office conference between H. Wise and J. Cosentino; emails from B. O'Neill.
04/09/24	JCC	4.30	Email to and from A. Wong; Teams call with A. Wong and J. Latham re: detailed review of Osler's comments to Supplementary Conditions re: CCDC 5B re: Skygrid; further revise Supplementary Conditions re: Skygrid; review correspondence from J. Latham to A&M personnel.
04/09/24	JLI	3.40	Reviewing and revising list of ongoing legal work streams for Weekly Lender Update; circulating same for comment; attending weekly standing conference call with Osler and A&M teams; reviewing and conducting further research re: [REDACTED] preparing summary note re: same.
04/09/24	LJL	2.50	Reviewing Osler comments on draft SC's for CCDC contract; discussions with B. O'Neill and J. Cosentino re: approach to same; attending call with A. Wong and J. Cosentino re: same and discussing Osler comments and questions; email with M. DeLellis; call with J. Cosentino re: next steps; email to A&M team re: status and next steps re: CCDC.
04/09/24	MSD	2.10	Reviewing response re: document request; reviewing Order relevant to same; discussion with counsel to Seele.
04/09/24	NSA	4.20	Follow-up research [REDACTED]

Date	TKID	Hours	Description
04/10/24	BON	4.70	Attention to holdback and payment matters re: painter; attention to matters re: draft Skygrid CCDC5B; attention to draft SISP and internal meeting re: same; attend daily update call with A&M.
04/10/24	CAG	1.90	Emails with internal team re: subcontractor/holdback matters; attending to matters re: City indemnity issues; interoffice conference with B. O'Neill and J. Linde re: review/discussion of SISP; attend status update call with A&M re: discussion of various case matters.
04/10/24	FBK	0.70	Correspondence with G. Katz (City) re: indemnity matters; receive and review e-mail from N. Rolfe (City) re: financial assurance item for Indemnity Agreement; internal e-mails re: same.
04/10/24	GNK	0.90	Letter to J. Morse re: document request.
04/10/24	HOW	1.50	Emails to and from team re: issues surrounding forms for release of holdback to trades and s 33 of Construction Act; email from client.
04/10/24	INA	0.20	Reviewing emails from C. Armstrong, F. Kussner, N. Rolfe, G. Katz re: draft Indemnity Agreement, City acceptance of financial assurance, timing for execution; emails to C. Armstrong, F. Kussner.
04/10/24	JCC	6.20	Receipt and review of correspondence from S. Ferguson (x2); email to S. Ferguson; assist in preparation of procedure and forms re: release of \$40,000 to painter; emails to and from C. Armstrong; continue preparation of revisions to Supplementary Conditions re: CCDC 5B re: Osler comments.
04/10/24	JLI	3.60	Meeting with C. Armstrong and B. O'Neill re: SISP design; reviewing draft correspondence to Unit Purchasers re: deposit inquiries; attending daily conference call with Receiver team; drafting language for written agreement with subcontractor re: holdback release; reviewing and revising form of Indemnity Agreement with City of Toronto re: construction staging permit.
04/10/24	LJL	1.20	Emails re: claims of certain trades and approach to resolving issues; remains re: approach to CCDC comments.
04/10/24	MSD	2.40	Attending client discussions; reviewing and revising response to J. Morse; reviewing historical material in connection with Coco payment motion.
04/11/24	BON	2.30	Attention to emails/discussions re: CCDC5B matters; attention to Morse document request; attention to emails/discussions re: city indemnity matters; attention to emails/discussions re: final payments to trades; attend daily update call with A&M.
04/11/24	CAG	2.90	Review and comment on agreement re: payment to subcontractor; review and comment on revisions to City Indemnity Agreement; emails re: Skygrid matters; video conference with A&M re: reconfiguration matters; telephone call with A&M re: City indemnity/LC issues; attend status update call with A&M re: discussion of various case matters; emails with Osler re: LC issues.
04/11/24	DDC	0.20	Correspondence re: LCs.
04/11/24	FBK	0.80	Review revised form of Indemnity Agreement with City of Toronto re: construction staging permit; conference with K. Cohen [REDACTED] correspondence to N. Rolfe (City) re: Indemnity Agreement; e-mails with Goodmans Teams re: financial assurance matters.
04/11/24	GNK	0.30	[REDACTED]

Date	TKID	Hours	Description
04/11/24	HOW	2.80	Review of Skygrid contract; telephone call with J. Cosentino; emails to and from Goodmans group; review of comments from W. Smith.
04/11/24	INA	0.30	Reviewing emails from C. Armstrong, J. Linde, F. Kussner re: financial assurance, revised draft of Indemnity Agreement; emails to C. Armstrong, J. Linde, F. Kussner; reviewing email from T. D'Angelo re: proposed approach to completing severance; email to T. D'Angelo.
04/11/24	JCC	5.40	Receipt and review of correspondence from W. Smith; receipt and review of W. Smith's comments on draft revised version of Supplementary Conditions re: CCDC 5B; emails to Alvarez & Marsal Team and W. Smith; telephone conference with S. Ferguson; office conference with H. Wise; emails to and from Goodmans Construction Team; Teams call with Alvarez & Marsal personnel and Goodmans personnel; email to F. Mak; receipt and review of correspondence from F. Mak; correspondence to A. Wong re: enclosing updated Supplementary Conditions; continued preparation of Skygrid Subcontract; review draft email to painter re: holdback release; email to and from S. Ferguson; emails to and from C. Armstrong; review email from Joosung Yoon (IGIS).
04/11/24	JLI	3.80	Reviewing and revising form of Indemnity Agreement with City of Toronto re: construction staging permit; reviewing and responding to correspondence re: draft construction contracts; attending conference call with A&M team re: commissions, deposits and reconfiguration matters; reviewing correspondence re: severance matters; attending daily conference call with Receiver team.
04/11/24	LJL	1.80	Reviewing revised draft SC's; reviewing multiple emails and edits to same; call with J. Cosentino; multiple emails re: approach and dealing with email from IGIS; attending conference call with A&M re: same.
04/11/24	MSD	2.20	Drafting letter to J. Morse; discussion with client re: reconfiguration.
04/11/24	TDA	1.30	Correspondence with R. Davidge re: severances; drafting email re: same; correspondence with internal team re: same.
04/12/24	BJG	0.20	Review email re: severances and creatin of easements.
04/12/24	CAG	0.80	Attending to matters re: severance memo; City of Toronto FA; review and comment on letter to Morse and emails and telephone call with client and internal team re: same.
04/12/24	DDC	0.40	Discussion with C. Armstrong re: LCs and cash collateral options.
04/12/24	FBK	1.80	E-mails with C. Armstrong and with N. Rolfe (City) re: draft Indemnity Agreement and financial assurance facility; [REDACTED] conferences re: same.
04/12/24	GNK	0.40	[REDACTED] internal correspondence re: same.
04/12/24	HOW	1.00	Review of emails to and from counsel; telephone call with J. Cosentino; review emails to Osler.
04/12/24	INA	0.20	Reviewing emails from C. Armstrong, G. Lauzon, T. D'Angelo re: proposed severance approach; reviewing emails from C. Armstrong, F. Kussner re: draft Indemnity Agreement, financial assurance facility.
04/12/24	JCC	2.40	Receipt and review of correspondence from A. Sterling; emails to and from C.

Date	TKID	Hours	Description
			Armstrong; begin preparation of revised "release of holdback" document; email to A&M personnel; continue preparation of revised subcontract.
04/12/24	JLI	3.30	Reviewing correspondence re: Mizrahi Inc. Payment Motion; reviewing condominium sales agreements for certain specified units; preparing summary of key terms re: same.
04/12/24	MSD	3.30	[REDACTED] discussion re: Seele settlement; discussion with Seele; discussion with counsel to Seele; reviewing Fogler material.
04/12/24	TDA	0.30	Correspondence with internal team re: severance matters; email to Osler re: same.
04/13/24	FBK	0.20	Receive and review correspondence from N. Rolfe (City) re: Indemnity Agreement.
04/14/24	JKI	1.20	Downloading and organizing Fogler and Altus productions; emailing K. Cohen.
04/14/24	JLI	0.80	Reviewing summary of key terms of condominium sales agreements; preparing note to student re: conducting additional diligence re: same.
04/15/24	BON	1.40	Attention to emails/discussions re: forensic review and MI document production matters; attention to Developer NDA; attention to draft Indemnity Agreement.
04/15/24	BTE	3.50	Attending interoffice conference with M. Dunn re: file background; attending interoffice conference with J. Kiss re: status of file; reviewing background documents.
04/15/24	CAG	3.80	Reviewing/revising form of SISP; attend status update call with A&M re: discussion of various case matters.
04/15/24	FBK	1.00	[REDACTED] review list of documentation from A&M re: production motion; review correspondence and documentation from the City re: indemnity matters; e-mails with C. Armstrong re: same.
04/15/24	INA	0.10	Reviewing emails from N. Rolfe, F. Kussner, C. Armstrong re: City's further revisions to draft Indemnity Agreement.
04/15/24	JCC	1.90	Receipt and review of correspondence from A. Wong; continue preparation of revised Subcontract; continue preparation of Holdback Release document re: subcontractors.
04/15/24	JKI	0.50	Downloading and organizing Altus and Knightsbridge reports; emailing K. Cohen.
04/15/24	JLI	5.70	Updating internal tracker of key Goodmans open items; following up internally re: status of certain open items; updating list of ongoing Goodmans activities for Weekly Lender Update; preparing form of notice to condominium unit purchasers re: default in deposit payments; reviewing and revising SISP Approval Order; reviewing City of Toronto comments on Indemnity Agreement re: construction staging permit; attending daily conference call with Receiver team; preparing form of Confidentiality Agreement [REDACTED] [REDACTED] preparing draft correspondence to counsel to Proline Hardware Ltd. re: withdrawal of Lien Notice.
04/15/24	MCA	0.30	Review instructions from K. Cohen re: client data; review email from J. Kiss re: client document and organization; transfer client data to repository and report to K. Cohen and J. Kiss.

Date	TKID	Hours	Description
04/15/24	MSD	4.30	Reviewing and revising Aide Memoire; preparing correspondence to J. Morse; attending discussion with client; revising and sending e-mail to counsel to pro-line; preparing e-mail to Osler re: forensic review issues; [REDACTED]
04/15/24	NSA	2.30	Reviewing contracts.
04/16/24	BON	1.70	Attention to weekly A&M update; attention to emails/discussions re: Proline construction lien matters; attend daily update call with A&M and Osler.
04/16/24	BTE	5.60	Drafting and revising Aide Memoire for case conference; reviewing productions sent by Fogler Rubinoff re: Control Agreement Arbitration and Core Architects dispute; drafting summary of documents.
04/16/24	CAG	4.50	Review City comments on Indemnity Agreement and emails re: same; reviewing/revising SISP and reviewing various precedent SISPs and internal emails re: same; attend status update call with A&M and Osler.
04/16/24	DDC	0.20	Correspondence with J. Linde re: LCs and PPSA filings.
04/16/24	FBK	0.60	Review internal comments on Indemnity Agreement to be entered into with City of Toronto re: construction staging permit; correspondence to N. Rolfe (City) re: same.
04/16/24	GLL	0.30	Numerous email; review proposal regarding severance and provide comments.
04/16/24	GNK	1.50	Reviewing Aide Memoires re: April 17 case conference; drafting Receiver Aide Memoire re: same; drafting Notice of Motion re: motion to compel documents; internal correspondence re: Aide Memoire.
04/16/24	INA	0.30	Reviewing emails from C. Armstrong, F. Kussner re: revisions to draft Indemnity Agreement; reviewing emails from M. Bench, J. Nevsky re: noise exemption permits, future applications; emails to M. Bench, J. Nevsky.
04/16/24	JCC	1.40	Email to and from C. Armstrong; continue preparation of revised Subcontract.
04/16/24	JKI	0.20	Emailing B. Tee re: CaseLines materials and Aide Memoire.
04/16/24	JLI	6.80	Reviewing internal comments on Indemnity Agreement to be entered into with City of Toronto re: construction staging permit; finalizing list of Goodmans activities for Weekly Lender Update and circulating same for comment; reviewing terms of Receivership Order re: financial assurance matters; attending weekly standing conference call with A&M and Osler teams; reviewing pleadings in S. Mizrahi litigation re: certain other development projects; speaking with M. Mackenzie re: SISP approval hearing matters and related Receiver Report; reviewing First Interim Report of the Receiver to be filed with Office of the Superintendent of Bankruptcy; reviewing student due diligence on review of condominium sales agreements; discussing same with student; reviewing and revising SISP based on internal comments; reviewing and revising SISP Approval Order based on same.
04/16/24	MSD	3.40	Attending discussion with Osler re: various matters; finalizing and sending response to J. Morse; preparing for case conference; reviewing Fogler materials and conclusions.
04/16/24	NSA	3.30	Reviewing contracts.

Date	TKID	Hours	Description
04/17/24	BON	1.90	Attention to draft First Interim Report of the Receiver; attention to draft SISP materials.
04/17/24	BTE	0.50	Reviewing productions sent by Fogler Rubinoff re: Control Agreement Arbitration and Core Architects dispute; drafting summary of documents.
04/17/24	CAG	1.20	Emails with A&M re: L/C issue and considering same; status update call with A&M; telephone call with J. Linde re: revisions to SISP and discussion of Clarington documents.
04/17/24	DDC	0.20	Correspondence re: LC matters.
04/17/24	FBK	0.40	Correspondence to A. Duraes (Masters) re: insurance endorsement matters; [REDACTED]
04/17/24	GNK	4.90	Reviewing and finalizing Aide Memoire; drafting Notice of Motion re: motion to compel documents.
04/17/24	JCC	2.40	Continue preparation of draft Release of Holdback Agreement; continue revisions to Skygrid draft Subcontract.
04/17/24	JLI	3.10	Circulating comments on First Interim Report of the Receiver; preparing internal checklist for SISP approval hearing; reviewing and revising proposed changes to Letter Agreement with Livingston International re: prepayment of customs brokerage services; speaking with A. Sterling re: same; attending daily conference call with Receiver team; speaking with C. Armstrong re: SISP and SISP Approval Order; reviewing and revising drafts of same and circulating for comment.
04/17/24	MSD	1.40	Preparing for and attending case conference re: Cerieco; correspondence with counsel re: same.
04/18/24	BON	1.30	Attention to emails/discussions re: City indemnity; attend daily update call with A&M; attention to emails/discussions re: SISP matters.
04/18/24	CAG	2.70	Review and comment on Holdback Release Agreement and interoffice conference with J. Linde re: same; reviewing/considering reconfiguration issues/questions; attend status update call with A&M; emails with City counsel re: permit indemnity and L/C issues; emails with internal team re: City permit issues.
04/18/24	FBK	0.90	Correspondence with A. Duraes (Masters); e-mails with C. Armstrong re: indemnity matters; [REDACTED] receive and review correspondence from N. Rolfe (City); e-mails with C. Armstrong.
04/18/24	GNK	1.00	[REDACTED] preparing draft Order re: motion to compel documents.
04/18/24	INA	0.80	Reviewing emails from J. Daniels, M. Bench re: noise exemption permits; email to J. Daniels, A. Grove-White, M. Bench; reviewing emails from N. Rolfe, F. Kussner, C. Armstrong re: draft Indemnity Agreement, required financial assurance; reviewing emails from M. Dunn, C. Armstrong re: Mappro claim; emails to M. Dunn, C. Armstrong; reviewing email from J. Linde and summary of APS considerations; emails to J. Linde.
04/18/24	JCC	0.30	Receipt and review of correspondence from J. Linde; review revised version of comments re: Release of Holdback and Indemnity Agreement.

Date	TKID	Hours	Description
04/18/24	JLI	7.20	Updating internal tracker of key Goodmans open items; revising draft form of notice to select purchasers re: unpaid deposits; reviewing and revising draft Holdback Release and Indemnity Agreement; incorporating internal comments re: same; reviewing questions from A&M re: reconfiguration matters; preparing draft responses to same; discussing holdback and condominium matters with C. Armstrong; attending daily conference call with Receiver team; reviewing confidentiality provisions in agreements [REDACTED] preparing summary note re: same.
04/18/24	LJL	0.30	Emails re: status of holdback release document.
04/18/24	MSD	2.60	Reviewing and revising production motion; discussion with client.
04/19/24	BON	1.60	Attention to draft form of Holdback Release/Indemnity Agreement; attention to emails/discussions re: various reconfiguration matters.
04/19/24	CAG	3.60	Reviewing internal comments on Holdback Release Agreement and emails re: same; emails with A&M re: Confidentiality Agreement matters; reviewing correspondence with MI counsel and internal emails re: same; video conference with A&M re: discussion of reconfiguration matters; telephone call with Hardwall counsel and reporting email to client re: same; email with A&M re: holdback release matters.
04/19/24	FBK	0.20	[REDACTED]
04/19/24	GNK	0.20	Reviewing J. Morse correspondence re: documents productions and M. Dunn client correspondence re: same.
04/19/24	HOW	1.00	Review of emails relating to progressive Release of Holdback; review of Release of Holdback Agreement; email to team regarding same.
04/19/24	INA	1.70	Reviewing emails from J. Linde re: reconfiguration issues, [REDACTED] videoconference meeting with C. Armstrong, J. Linde, M. Dunn, S. Ferguson, J. Nevsky, F. Mak, M. MacKenzie re: revisions to site plan and building permit drawings, [REDACTED]
04/19/24	JCC	2.50	Receipt and review of correspondence from A. Wong; email to Goodmans Construction Team re: 1 Bloor; review correspondence from C. Armstrong to A&M personnel; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from F. Mak; receipt and review of correspondence from A. Sterling finalize revised draft Subcontract re: Skygrid.
04/19/24	JLI	6.60	Reviewing list of questions from A&M re: reconfiguration; reviewing and revising draft responses to same; reviewing documents relevant to reconfiguration matters and preparing internal email re: same; attending conference call with A&M and internal team re: reconfiguration and condominium matters; revising form of default notice to unit purchasers re: unpaid deposits; reviewing correspondence from counsel to Mizrahi Inc. re: document production; [REDACTED] preparing summary note re: same; reviewing and revising Holdback Release and Indemnity Agreement based on internal comments; speaking with A. Sterling re: Confidentiality Agreement matters; preparing form of Confidentiality Agreement for restructuring professionals.

Date	TKID	Hours	Description
04/19/24	LJL	0.60	Multiple emails re: holdback release document and re: status of CCDC supplementary conditions.
04/19/24	MSD	1.70	Reviewing and revising Notice of Motion re: document production.
04/20/24	CAG	0.40	Review and comment on termination notice to APS purchasers; review and comment on revisions to holdback release agreement.
04/20/24	HOW	0.50	Review of emails from J. Linde with attached form of Release.
04/20/24	JCC	0.20	Review correspondence from J. Linde to A&M re: Release of Holdback and Indemnity Agreement.
04/20/24	JLI	1.90	Revising form of default notice to unit purchasers re: unpaid deposits; circulating same for comment; preparing form of notice to Westmount/Aviva re: same; reviewing deposit structure of relevant condominium sales agreements and preparing chart outlining applicable defaults; updating internal tracker of key Goodmans open items.
04/21/24	CAG	0.70	Review and comment on notice to purchasers; review and comment on developer NDA form.
04/21/24	HOW	0.70	Review of emails from W. Smith, with attached comments.
04/21/24	JLI	0.60	Revising form of notice to Westmount/Aviva re: purchaser deposit defaults; circulating same for comment; revising form of Confidentiality Agreement for restructuring professionals; reviewing A&M comments on draft Release of Holdback and Indemnity Agreement.
04/21/24	MSD	3.50	Reviewing and revising motion material re: production motion and payment motion; reviewing material provided by G. Fogler.

Total Fees**\$199,537.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	19.90	1,265.00	25,173.50
FBK	Kussner, Francy	8.40	1,210.00	10,164.00
CAG	Armstrong, Chris	25.10	985.00	24,723.50
HOW	Wise, Howard	7.80	1,140.00	8,892.00
DDC	Dedic, Dan	1.00	985.00	985.00
TDA	D'Angelo, Tyler	1.60	850.00	1,360.00
JCC	Cosentino, Joe	29.20	1,095.00	31,974.00
GNK	Cohen, Kirby	10.70	805.00	8,613.50
INA	Andres, Ian	3.80	915.00	3,477.00
LJL	Latham, Joseph	8.40	1,265.00	10,626.00

Invoice No. 812905
Our File No. XEBN 232285

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April 25, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
MSD	Dunn, Mark	29.00	965.00	27,985.00
RGI	Gill, Rodney	0.10	820.00	82.00
BJG	Green, Bram	0.20	1,105.00	221.00
JLI	Linde, Jennifer	48.40	590.00	28,556.00
BTE	Tee, Brittini	9.60	630.00	6,048.00
JKI	Kiss, Jerred	1.90	580.00	1,102.00
MCA	Allen, Monique	0.30	590.00	177.00
GLL	Lauzon, Gloria	0.30	610.00	183.00
NSA	Sakran, Noor	18.50	425.00	7,862.50
DPS	Word Processing	11.10	120.00	1,332.00

Total Fees	\$199,537.00
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Disbursements

Description	Amount
Copies	1.50
Computer Searches - Westlaw Carswell	60.00
Parking/ Cab / Mileage	88.84
Meals	60.92

Total Disbursements	\$211.26
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Total Fees On This Invoice	\$199,537.00
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ON HST @ 13.0%	\$25,939.80
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Taxable Disbursements	\$211.26
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Total Disbursements On This Invoice	\$211.26
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ON HST @ 13.0%	\$27.47
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Total On This Invoice (CAD)	\$225,715.53
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Total On This Invoice (USD)	\$173,800.96
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1354

Invoice No. 812905

Our File No. XEBN 232285

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April 25, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red handwritten signature, possibly reading "E. & O. E.", is written over the text "GOODMANS LLP".

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

May 7, 2024

Our File No.	XEBN	232285
Invoice No.		813739

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
04/22/24	BTE	0.70	Reviewing and revising Notice of Motion.
04/22/24	CAG	1.60	Review/consider CCDC 5B markup and interoffice conference with J. Consentino re: same and emails with client re: same; attend status update call with A&M re: discussion of status of matters.
04/22/24	FBK	0.20	[REDACTED]
04/22/24	GNK	1.00	Reviewing and revising draft Notice of Motion re: motion to compel production; exchanging internal correspondence re: same.
04/22/24	HOW	2.90	Review of emails from J. Cosentino with attachments; email from C. Armstrong; review of issue surrounding 5B Agreement; email from client; emails from W. Smith; review revised 5B Agreement.
04/22/24	INA	0.20	Reviewing emails from J. Linde, M. Dunn, J. Silver, D. Huynh re: reconfiguration considerations; email to J. Linde.
04/22/24	JCC	1.60	Receipt and review of correspondence from A. Wong; receipt and review of revised Supplementary Conditions re: CCDC 5B re: Skygrid re: revisions by Osler; emails to A&M personnel, W. Smith and Goodmans team; receipt and review of correspondence from F. Mak; receipt and review of correspondence from G. Ferguson; receipt and review of correspondence from W. Smith; receipt and review of correspondence from J. Latham; office conference with C. Armstrong; email to A. Wong re: attaching revised draft Subcontract of Skygrid.
04/22/24	JLI	2.80	Preparing list of questions to discuss with Harris Sheaffer re: condominium matters; reviewing correspondence re: Skygrid construction contracts; revising list of Goodman' legal work streams for Weekly Lender Update; attending daily conference call with Receiver team.

Date	TKID	Hours	Description
04/22/24	LJL	0.40	Receipt and review of comments on CCDC from Osler; emails with team re: fixed price option.
04/22/24	MSD	2.00	Reviewing and revising Notice of Motion re: document production; revising per internal comments; [REDACTED]
04/23/24	BON	2.70	Attend weekly update call with Osler and A&M; attention to weekly A&M update; review and comment on draft Notice of Motion to compel production of the MI documents; attention to NDA for CROs; attend daily update call with A&M.
04/23/24	CAG	2.10	Telephone call with M. MacKenzie re: status of Cult Ironworks; attends status update call with A&M re: discussion of various case matters; considering issues/matters re: reconfiguration.
04/23/24	HOW	0.80	Review of emails to and from client, and W. Smith.
04/23/24	INA	0.50	Reviewing registered Site Plan Agreement and considering required floor plan revisions; videoconference with F. Mak, D. Huynh re: strategy for dealing with City, anticipated process to revise site plan approval and building permit plans; email to F. Mak, D. Huynh.
04/23/24	JLI	4.40	Reviewing and providing comments on draft Notice of Motion re: Receiver's Motion to Compel Documents from Mizrahi Inc.; reviewing terms of letter agreement with Livingston International re: prepayment arrangement; attending conference call with Receiver and accounting team at Livingston International re: same; speaking with M. Mackenzie re: various condominium matters; attending weekly standing conference call with A&M and Osler teams; attending daily conference call with Receiver team; reviewing confidentiality provisions [REDACTED] preparing internal summary note re: same.
04/23/24	MSD	0.70	Drafting and revising Notice of Motion re: document production; drafting motion materials.
04/24/24	BON	1.80	Attention to emails/discussions and draft materials re: APS reconfiguration matters; attention to emails/discussions and draft materials re: motion to compel MI production; attention to draft SISP materials.
04/24/24	BTE	0.70	Attending interoffice conference re: next steps for motions; reviewing correspondence from opposing counsel.
04/24/24	CAG	2.20	Review and comment on Notice of Motion re: Records production from MI; review/consider demand letter from MI counsel and circulating to client; attend status update call with A&M re: discussion of various case matters, including reconfiguration, MI letter and SISP; review and comment on reconfiguration analysis deck.
04/24/24	FBK	0.20	[REDACTED]
04/24/24	GNK	0.50	Attending meeting with M. Dunn and B. Tee re: motion to compel production and further Monitor's Report.
04/24/24	INA	1.30	Reviewing emails from F. Mak, E. Mark re: required floor plan revisions, potential revised site plan reports; emails to F. Mak, E. Mark, D. Huynh; reviewing emails from J. Linde re: reconfiguration options, Tarion considerations; videoconference meeting with J. Linde, M. Dunn, J. Silver re: [REDACTED]

Date	TKID	Hours	Description
04/24/24	JCC	0.50	Receipt and review of correspondence from W. Smith; review W. Smith's comments re: Skygrid Subcontract.
04/24/24	JLI	4.70	Reviewing A&M comments on SISP; updating Service List; attending conference call with internal team and J. Silver of Harris Sheaffer re: certain condominium matters; summarizing and circulating internal notes taken during same; attending daily conference call with Receiver team; reviewing and providing comments on reconfiguration analysis prepared by A&M.
04/24/24	MSD	2.90	Attending meeting with client; drafting and revising Notice of Motion; attending meeting with litigation team re: Mizrahi Inc. payment motion; drafting response to J. Morse; reviewing and revising motion; reviewing reconfiguration deck; reviewing correspondence from J. Morse and draft response; reviewing Seele offer.
04/25/24	BON	1.40	Review A&M comments to draft SISP materials; attend daily update call with A&M.
04/25/24	CAG	1.40	Emails with J. Linde re: CSA termination matters; attend status update call with A&M re: discussion of various case matters; reviewing/considering reconfiguration matters.
04/25/24	FBK	1.20	[REDACTED] e-mails with C. Armstrong re: indemnity matters and financial assurance for the City; review correspondence to J. Morse.
04/25/24	GNK	2.00	[REDACTED] e-mail to Fogler re: outstanding document production.
04/25/24	INA	0.80	[REDACTED] email to J. Linde, M. Dunn, C. Armstrong; videoconference meeting with D. Huynh re: strategy for approaching City on potential site plan approval revisions; emails to A. Hill, D. Driedger, P. Johnson, K. Edhi re: potential site plan approval revisions; reviewing email from K. Edhi re: meeting with City Planning.
04/25/24	JLI	5.40	Preparing summary note to A&M re: discussion with Harris Sheaffer re: condominium and reconfiguration matters; reviewing and revising SISP and incorporating A&M comments re: same; reviewing draft correspondence to Mizrahi Inc. re: payment motion and holdback matters; attending daily conference call with Receiver team.
04/25/24	MSD	1.50	[REDACTED] finalizing and sending e-mail to J. Morse; attending discussion with client re: strategic issues.
04/26/24	BON	1.70	Attention to draft SISP and c/c with A&M team re: same.
04/26/24	CAG	2.90	Review client comments on SISP and telephone call with client re: discussion of SISP comments; telephone call with client and Tarion counsel re: reconfiguration matters; reviewing MI Lien Notice and emails with A&M re: same; review memo from J. Linde on reconfiguration matters.
04/26/24	JCC	0.20	Receipt and review of Lien Notice re: Mizrahi Inc.
04/26/24	JLI	4.60	Attending conference call with A&M team re: SISP; reviewing and revising SISP based on comments provided during same; circulating SISP for comment; reviewing Lien Notice submitted by Mizrahi Inc.; updating Lien Notice tracker

Date	TKID	Hours	Description
			accordingly; reviewing A&M memorandum re: discrepancies in accounting records of Mizrahi Inc.
04/26/24	LJL	0.30	Emails re: lien notice filed by MI.
04/26/24	MSD	1.30	Drafting motion material re: Mizrahi Inc. payment motion; reviewing and revising motion material re: document production motion.
04/27/24	CAG	1.00	Review and comment on revised version of SISP.
04/27/24	JLI	0.70	Reviewing and revising draft SISP and SISP Approval Order based on internal comments; circulating same for comment.
04/28/24	HOW	0.50	Emails from M. Dunn; email to M. Dunn; review of Construction Act.
04/28/24	JLI	4.70	Updating internal tracker of key Goodmans open items; preparing form of Ancillary Relief Order, Notice of Motion and Factum re: SISP Approval Hearing; reviewing underlying documents to assist with preparation of same.
04/28/24	LJL	0.20	Emails re: MI lien notice and process.
04/29/24	BON	1.10	Attend daily update call with A&M; attention to various matters re: Mizrahi claims.
04/29/24	BTE	0.80	Attending teleconference with counsel re: draft disallowance; downloading and organizing documents.
04/29/24	CAG	3.10	Telephone conversation with A&M re discussion of draft SISP report; emails with client and City re: L/C matters; [REDACTED] consider relief for reconfiguration, L/C and holdback release motions; attend video conference with A&M re: discussion of various case matters.
04/29/24	DDC	0.20	Correspondence re: LCs and PPSA registration.
04/29/24	GNK	0.20	Reviewing October invoices from Alvarez & Marsal; exchanging internal correspondence re: same.
04/29/24	HOW	0.50	Emails to and from counsel; office conference between H. Wise and M. Dunn.
04/29/24	INA	0.10	Reviewing emails from C. Armstrong, J. Nevsky, N. Rolfe re: proposed LCs for City agreements.
04/29/24	JCC	1.10	Receipt and review of correspondence from A. Wong; review Osler's revisions to Skygrid's Subcontract; email to A&M personnel and W. Smith.
04/29/24	JLI	2.80	Speaking with M. Mackenzie re: Second Report of Receiver; attending daily conference call with Receiver team; reviewing terms of Receivership Order and Receivership Funding Credit Agreement [REDACTED] reviewing memo to file prepared by A&M and Knightsbridge re: certain curtainwall issues; reviewing and responding to various correspondence re: Mizrahi Inc. payment motion and miscellaneous receivership matters; updating internal SISP approval hearing checklist.
04/29/24	LJL	0.50	Receipt and review of comments from Osler on subcontract form; email from J. Cosentino re: same.
04/29/24	MSD	5.10	Preparing for and attending meeting with Mizrahi Inc re: payment motion; reviewing Notice of Motion re: document production; reviewing further information re: CERIECO issues; attending discussion with client re: payment

Date	TKID	Hours	Description
			motion issues; attending discussion with client re: various issues; exchanging correspondence with counsel to Mizrahi Inc. re: lien notice and follow up to meeting.
04/30/24	BON	3.10	Attend internal conference call re: SISP matters, reconfiguration matters, holdback matters and City of Toronto indemnity matters; attend weekly c/c with Osler and A&M; attention to weekly lender update.
04/30/24	BTE	0.40	Attending interoffice conference re: Core Architects claim; reviewing Clark Construction contract for assignment clause.
04/30/24	CAG	3.20	Video conference with B. O'Neill and J. Linde re: SISP, reconfiguration, holdback release and L/C Court materials; video conference with Osler re: discussion of SISP, reconfiguration and various other case matters; video conference with A&M re: status update and discussion of Core issues and brief review of documentation.
04/30/24	CDA	0.20	Reviewing email from J. Linde requesting updated PIN later today, diarizing same; obtaining and reviewing updated PIN providing to internal group.
04/30/24	FBK	0.30	Review correspondence [REDACTED]
04/30/24	GNK	0.90	Reviewing October 2023 MI Invoice Package; internal correspondence re: same; [REDACTED] drafting email to Glaholt re: Demand for Particulars re: lien notice; Glaholt correspondence re: May 1, 2024 meeting and internal correspondence re: same.
04/30/24	HEW	0.50	Emails re: outstanding matters; order searches.
04/30/24	HOW	0.80	Emails from C. Armstrong and J. Linde regarding holdback release; review of emails from J. Cosentino relating to Skygrid contract.
04/30/24	INA	1.40	Reviewing City's site plan application parameters and registered Site Plan Agreement; considering required revisions to site plan drawings and preparing for meeting with City; videoconference meeting with D. Huynh, D. Driedger, P. Johnson, K. Edhi re: scope of reconfiguration changes, process for advising Building that plans substantially in accordance, requested cover letter and revised statistics; discussion with D. Huynh re: next steps; emails to S. Ferguson, F. Mak, D. Huynh, E. Mark, C. Armstrong, M. Dunn, J. Linde [REDACTED] [REDACTED] reviewing emails from F. Mak, E. Mark, C. Armstrong.
04/30/24	JCC	1.50	Receipt and review of correspondence from S. Ferguson; emails to and from C. Armstrong; continue review of revisions made to Skygrid Subcontract by Osler; review issues and documents re: holdback release; review issues and documents re: Lien Notice from Mizrahi Inc.; receipt and review of correspondence from F. Mak.
04/30/24	JLI	7.10	Updating list of ongoing Goodmans activities for Weekly Lender Update; attending conference call with B. O'Neill and C. Armstrong re: preparation for SISP approval hearing; attending weekly standing conference call with Osler and A&M teams re: various receivership matters; liaising with law clerks re: updated searches for purposes of finalizing security review; preparing summary note to student re: various research assignments; meeting with student to explain same; updating internal SISP Approval Hearing checklist; preparing forms of Orders for SISP approval hearing; attending daily conference call with Receiver

Date	TKID	Hours	Description
			team; speaking with M. Mackenzie re: Second Report; reviewing correspondence re: CORE Architects payment matters.
04/30/24	LJL	0.50	Emails re: comments on subcontract and CCDC; reviewing same.
04/30/24	MSD	5.10	Reviewing material relevant to Mizrahi Inc. payment motion; attending discussion with client; reviewing Core architect issues; attending standing call discussion with Osler re: various issues.
04/30/24	NSA	3.20	Meeting with J. Linde to discuss research questions; [REDACTED]
05/01/24	BON	3.10	Attend internal c/c re: holdback matters; attend c/c with Osler re: SISP matters; attend daily update call with A&M.
05/01/24	BTE	3.20	Reviewing LRO and Construction Act [REDACTED] reviewing Core Architects contracts and other materials from arbitrations re: Core's fee arrangements.
05/01/24	CAG	3.60	Emails with T. D'Angelo re: severance matters; telephone call with RBC counsel re: L/C matters; emails with A&M and City counsel re: L/C matters; emails re: PPSA searches; telephone call with Osler re: SISP and reconfiguration matters; R&C on MI lien notice demand for particulars; attend status update call with A&M.
05/01/24	FBK	0.30	Review e-mails from C. Armstrong and from N. Rolfe (City) re: draft Indemnity Agreement and re: letters of credit.
05/01/24	GNK	0.30	Reviewing and revising draft demand letter re: claim for lien; reviewing correspondence to N. Perfetto.
05/01/24	HEW	0.90	Emails re: outstanding matters; update search summaries; order search.
05/01/24	HOW	0.90	Email from W. Smith; review of emails relating to subcontract.
05/01/24	INA	0.30	Reviewing emails from C. Armstrong, F. Kussner, N. Rolfe re: draft Indemnity Agreement and LCs; reviewing emails from C. Armstrong, T. D'Angelo re: completion of severance, reconfiguration issues; email to C. Armstrong, J. Linde, T. D'Angelo.
05/01/24	JCC	2.40	Receipt and review of correspondence from G. Brummer; receipt and review of correspondence from J. Morse; receipt and review of correspondence from S. Weisz; Teams meeting with C. Armstrong, B. O'Neill and J. Linde re: holdback release issues; review and revise letter from M. Dunn to A&M; receipt and review of correspondence from F. Mak; begin review of Skygrid's revisions to Supplementary Conditions re: CCDC 5B; meeting with M. Dunn and K. Cohen re: Lien Notice received from Mizrahi Inc.
05/01/24	JLI	5.70	Speaking with M. Mackenzie re: notices to unit purchasers re: outstanding deposits; attending conference call with J. Cosentino, C. Armstrong and B. O'Neill re: holdback release matters; reviewing internal correspondence re: severance matters; reviewing and providing comments on draft letter to Mizrahi Inc. re: Lien Notice demand for particulars; reviewing internal memorandum re: CORE Architects payment matters; reviewing draft SISP brochure prepared by JLL; reviewing comments provided by Livingston International on prepayment letter agreement; reviewing updated PPSA and corporate searches against debtor entities; updating draft security review based on same.

Date	TKID	Hours	Description
05/01/24	MSD	6.50	Drafting correspondence re: particulars of lien notice; discussion with client; reviewing MI/Coco arbitration material re: Core; drafting memorandum re: Core issues; drafting report re: MI payment motion.
05/01/24	TDA	0.50	Correspondence with C. Armstrong, R. Davidge, and internal working group re: file.
05/02/24	BON	3.90	Attend c/c with MI counsel re: various payment matters; attention to draft reporting email to clients re: same; attention to draft demand for particulars; review final weekly A&M update to Lenders; attention to emails/discussions re: replacement L/C facility matters; attention to Osler comments to SISP; attention to draft CCDC5B; attend daily update call with A&M.
05/02/24	BTE	4.20	Reviewing Core Architects contracts and other materials from arbitrations re: Core's fee arrangements; attending interoffice conference with J. Linde re: document management; reviewing Knightsbridge reports.
05/02/24	CAG	1.70	Review and comment on Core memo and emails with internal team re: same; review and comment on revised Livingston prepayment letter and emails with J. Linde re: same; review/consider Osler comments on SISP documentation and interoffice conference with J. Linde re: same.
05/02/24	FBK	0.50	Follow up with A. Duraes re: amendment of endorsements; review documentation from A. Sterling.
05/02/24	GLL	0.20	Numerous email regarding registration of transfers with Planning Act consent.
05/02/24	GNK	3.10	Attending Teams meeting with Glaholts, J. Morse and S. Weisz re: Lien Notice; revising client email re: same; reviewing and finalizing letter re: demand for particulars re: Lien Notice; reviewing and revising letter to J. Morse re: discrepancies and other issues; exchanging client correspondence re: same.
05/02/24	HOW	0.20	Receipt and review of emails from J. Cosentino.
05/02/24	INA	0.20	Reviewing emails from C. Armstrong, B. O'Neill re: status update, proposed LC arrangement, timing for Court order.
05/02/24	JCC	3.20	Teams call with various counsel for Mizrahi Inc. and Goodmans' lawyers re: Lien Notice of Mizrahi Inc.; preparation of summary notes; review and revise email from M. Dunn to A&M; receipt and review of correspondence from S. Ferguson; email to S. Ferguson; receipt and review of correspondence from F. Mak; email to F. Mak; continue review of revised Supplementary Conditions re: CCDC 5B re: Skygird's revisions; continue review of Osler's revision to Skygrid's Subcontract.
05/02/24	JLI	8.40	Finalizing draft security review; speaking with M. Mackenzie re: Second Report of the Receiver; reviewing Osler comments on SISP and SISP Approval Order; revising SISP and SISP Approval Order based; drafting Miscellaneous Relief Order; meeting with student re: various research questions; revising Livingston Prepayment Agreement; circulating same for comment; researching precedent Orders dealing with holdback release; attending daily conference call with Receiver team; reviewing letter to Mizrahi Inc. counsel re: discrepancies in Project bank accounts; drafting Holdback Release Order.
05/02/24	LJL	0.80	Emails with S. Ferguson, F. Mak and J. Cosentino re: SkyGrid comments and scheduling call; brief review of comments; emails re: subcontract form.
05/02/24	MSD	6.70	Attending phone call with J. Morse; drafting correspondence to J. Morse;

Date	TKID	Hours	Description
			reviewing documents relevant to forensic analysis and document production motion; finalizing and circulating note re: motion.
05/02/24	NSA	4.00	Researching SISP and holdback release orders.
05/02/24	TDA	0.10	Correspondence re: file.
05/03/24	BTE	1.60	Attending interoffice conference re: next steps on MI motion; organizing materials; reviewing Knightsbridge reports.
05/03/24	CAG	1.40	Review City of Toronto mark-up of Indemnity Agreement and emails with internal team re: same; review and comment on payment email to MI; review comments on revised custom broker agreement; telephone call with client re: questions on SISP/Report matters.
05/03/24	FBK	0.50	Conference call with M. Dunn, K. Cohen and B. Tee to discuss next steps re: responding to Mizrahi motion; [REDACTED]
05/03/24	GNK	1.00	Teams meeting with M. Dunn, B. Tee and F. Kussner re: receiver's report and outstanding issues; discussion with M. Dunn re: meeting with Foglers and schedule; email to N. Perfetto re: meeting; revising letter to J. Morse per K. Tanaka comments.
05/03/24	HOW	2.00	Prepare for and meeting with client regarding supplementary conditions; office conference between H. Wise and J. Cosentino.
05/03/24	INA	0.30	Reviewing emails from C. Armstrong re: timing to complete severance, comments on revised draft Indemnity Agreement; email to C. Armstrong, F. Kussner, J. Linde.
05/03/24	JCC	3.90	Teams call with S. Ferguson, F. Mak, J. Latham and H. Wise re: review of Skygrid revised Supplementary Conditions; preparation of summary notes; email to W. Smith; continue preparation of Chart and revisions to Supplementary Conditions re: CCDC 5B.
05/03/24	JLI	5.90	Reviewing and revising Miscellaneous Relief Order and Holdback Release Order; circulating same for internal comment; reviewing A&M correspondence to Mizrahi Inc. re: February and March payments; reviewing various correspondence from counsel to Mizrahi Inc. re: document production matters; reviewing Livingston comments on Prepayment Letter; updating SISP Approval Order checklist; preparing Motion Record Index; drafting Notice of Motion.
05/03/24	LJL	3.40	Detailed review of SkyGrid comments on CCDC; emails with J. Cosentino re: same; lengthy conference call with S. Ferguson and F. Mak of A&M and with J. Cosentino and H. Wise; follow up call with J. Cosentino.
05/03/24	MSD	4.80	Correspondence with MI re documents; reviewing altus reports provided by MI; correspondence with Coco re objections to MI fees; e-mail to client; reviewing MI proposal re: further document redactions; reviewing motion material; reviewing written submissions in arbitrations between MI and Coco; e-mail to client re: same; reviewing and revising motion material re: MI payment motion; discussion with K. Cohen, B. Tee and F. Kussner re: preparation of motion material.
05/03/24	NSA	0.50	Reviewing and revising SISP precedent research.
05/04/24	GNK	4.70	Drafting Receiver's Report.

Invoice No. 813739
Our File No. XEBN 232285

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May 7, 2024

Date	TKID	Hours	Description
05/04/24	HOW	0.20	Emails from W. Smith.
05/04/24	JLI	5.10	Updating internal tracker of key Goodmans open items; reviewing and providing comments on student research re: SISP precedents; drafting Factum for SISP Approval Motion; reviewing underlying documents and legal principles to assist with preparation of same.
05/05/24	BTE	3.40	Reviewing documents sent by Knightsbridge; drafting rider for Receiver's Report re: MI work issues as construction manager.
05/05/24	FBK	0.60	Review emails from C. Armstrong and I. Andres re: form of Indemnity Agreement with the City; emails to C. Armstrong and I. Andres re: revisions proposed by the City to the form of indemnity by the City; review correspondence from J. Morse; and M. Dunn emails.
05/05/24	GNK	4.50	Drafting Receiver's Report.
05/05/24	JCC	2.10	Receipt and review of correspondence from W. Smith re: comments on Skygrid's revisions to Supplementary Conditions re: CCDC 5B; continue preparation of Chart re: Skygrid's revised Supplementary Conditions; continue review of Skygrid Subcontract revised by Osler and as commented on by W. Smith.
05/05/24	NSA	0.70	

Total Fees**\$195,524.50****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
INA	Andres, Ian	5.10	915.00	4,666.50
CAG	Armstrong, Chris	24.20	985.00	23,837.00
MSD	Dunn, Mark	36.60	965.00	35,319.00
LJL	Latham, Joseph	6.10	1,265.00	7,716.50
HOW	Wise, Howard	8.80	1,140.00	10,032.00
JCC	Cosentino, Joe	16.50	1,095.00	18,067.50
BON	O'Neill, Brendan	18.80	1,265.00	23,782.00
FBK	Kussner, Francy	3.80	1,210.00	4,598.00
GNK	Cohen, Kirby	18.20	805.00	14,651.00
TDA	D'Angelo, Tyler	0.60	850.00	510.00
DDC	Dedic, Dan	0.20	985.00	197.00
BTE	Tee, Brittni	15.00	630.00	9,450.00
JLI	Linde, Jennifer	62.30	590.00	36,757.00

Invoice No. 813739
 Our File No. XEBN 232285

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 May 7, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
GLL	Lauzon, Gloria	0.20	610.00	122.00
HEW	Wilson, Heather	1.40	585.00	819.00
CDA	D'Aversa, Christina	0.20	610.00	122.00
NSA	Sakran, Noor	8.40	425.00	3,570.00
DPS	Word Processing	10.90	120.00	1,308.00
Total Fees				\$195,524.50

Disbursements

Description	Amount
Copies	112.25
Agent Fees	482.55
Search - Corporate	23.55
Search - Sub	48.75
Search - EDD	257.40
Total Disbursements	\$924.50

Total Fees On This Invoice	\$195,524.50
ON HST @ 13.0%	\$25,418.19
Taxable Disbursements	\$924.50
Total Disbursements On This Invoice	\$924.50
ON HST @ 13.0%	\$120.18
Total On This Invoice (CAD)	\$221,987.37
Total On This Invoice (USD)	\$170,930.27

1365

Invoice No. 813739

Our File No. XEBN 232285

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May 7, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red handwritten signature, possibly reading "E. & O. E.", is written over the text "GOODMANS LLP".

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

May 23, 2024

Our File No.	XEBN	232285
Invoice No.		814165

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
05/06/24	BON	4.80	Attention to JLL comments to SISP; attention to draft Holdback Release Order; attention to draft Order re: LC Facility and Holdback Release; attend daily update call with A&M; attention to draft Second Report of the Receiver.
05/06/24	BTE	2.20	Drafting and revising rider for Receiver's report re: MI work issues as construction manager.
05/06/24	CAG	3.80	Review/consider client/JLL comments on SISP and revised draft of SISP and emails with A&M re: same; review SISP teaser; review/revise Ancillary Order and Holdback Release Order and circulating for comment; attend status update call with A&M re: discussion of various case matters.
05/06/24	FBK	0.40	Emails with J. Linde; review revised Indemnity Agreement.
05/06/24	HOW	1.10	Emails to and from J. Morse, M. Dunn and J. Cosentino; review of revised draft.
05/06/24	JCC	2.30	Receipt and review of correspondence from J. Morse; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from W. Smith; continue preparation of revisions and comments to Skygrid's revised version of Supplementary Conditions; continue preparation of Chart re: revised Supplementary Conditions to CCDC 5B.
05/06/24	JLI	7.60	Attending meeting with A&M and Livingston International teams re: Prepayment Letter; circulating same for signature; reviewing and revising City of Toronto comments on Indemnity Agreement; incorporating A&M and JLL comments in SISP; circulating same for comment; updating list of ongoing Goodmans activities for Weekly Lender Update; speaking with C. Armstrong re: various receivership matters; updating SISP Approval Order; attending daily conference call with Receiver team; speaking with student re: [REDACTED]

Date	TKID	Hours	Description
			[REDACTED] reviewing and revising draft Second Report of the Receiver.
05/06/24	LJL	0.30	Emails with Alvarez re: questions on CCDC.
05/06/24	MSD	4.50	Drafting summary of outstanding litigation issues; reviewing documents provided by Cocos to prepare for meeting; reviewing and considering MI position re: holdback issues; correspondence with client re: Core claim.
05/06/24	NSA	3.70	Reviewing and revising research on SISP precedents; [REDACTED]
05/07/24	BON	3.60	Attention to draft SISP; attention to draft Second Report of the Receiver; attention to scheduling matters re: SISP approval hearing; attention to various litigation matters; attention to draft A&M weekly update to SSLs; attend weekly update call c/c with Osler and A&M; attend daily update call with A&M.
05/07/24	CAG	0.70	Review/revise Indemnity Agreement with City of Toronto and emails with City counsel and client re: same.
05/07/24	FBK	0.50	[REDACTED] emails re: Indemnity matters; review correspondence from N. Rolfe (City) with proposed revised Indemnity.
05/07/24	GLL	2.60	Numerous email; draft documents.
05/07/24	GNK	4.40	Discussion with M. Dunn re: Fogler meeting and Second Receiver Report rider; meeting with Fogler re: MI dispute; drafting rider re: Second Report of the Receiver.
05/07/24	INA	0.10	Reviewing emails from C. Armstrong, F. Kussner, N. Rolfe re: final revisions to Indemnity Agreement; reviewing email from T. D'Angelo re: severance implementation.
05/07/24	JCC	1.80	Office conference with J. Latham; finalize revised Supplementary Conditions and Chart re: CCDC 5B; email to A. Wong; email to A&M personnel; continue revisions and comments to Skygrid Subcontract.
05/07/24	JLI	10.20	Reviewing and revising Second Report of the Receiver; incorporating internal comments re: same; preparing Continuing Matter Request Form and submitting same to the Court; attending conference call with Osler and A&M teams re: SISP and other receivership matters; drafting note to A&M re: outstanding comment on SISP; attending daily conference call with Receiver team.
05/07/24	LJL	0.80	Multiple emails re: edits to CCDC contract; revising Additional Fee paragraph for CCDC; discussion with J. Cosentino.
05/07/24	MSD	7.40	Meeting with client; preparing for and attending meeting with N. Perfetto, D. Levangie and D. Bish; meeting with Osler; drafting riders for Second Report of the Receiver (re: SISP and ancillary matters); drafting and revising Third Report (re: MI Payment motion); discussion with A. Fiddler-Wenner re: Khaveri issues.
05/07/24	NRA	1.00	[REDACTED]
05/07/24	NSA	3.00	[REDACTED]
05/07/24	TDA	0.50	Correspondence with G. Lauzon re: severance matters; reviewing severance documents and circulating to internal working group.

Date	TKID	Hours	Description
05/08/24	BON	3.90	Attention to draft Second Report of the Receiver; attention to City Indemnity matters; attention to Severance matters; attention to MI matters; attend daily update call; attention to draft correspondence to J. Morse (MI).
05/08/24	BTE	0.20	Reviewing and summarizing student research [REDACTED]
05/08/24	CAG	6.10	Review revisions to SISP; review severance documentation and emails with internal team re: same; review City counsel comments on Indemnity Agreement and telephone call with City counsel re: same; review/consider memo from J. Linde re: name change matters; attend update call with A&M; review and comment on draft letter to Morse and consider issues re: payment of CM fee on holdback and emails re: same; review execution version of Indemnity Agreement; review and comment on draft Second Report.
05/08/24	FBK	0.40	Review correspondence re: indemnity matters; emails with C Armstrong.
05/08/24	GNK	1.60	Drafting further Records request to Fogler; internal correspondence re: same; revising letter to J. Morse re: redacted documents and inputting C. Armstrong comments re: same.
05/08/24	HOW	0.80	Review of revised draft Agreement received from J Cosentino; review of emails.
05/08/24	JCC	2.50	Receipt and review of correspondence from S. Ferguson; telephone conference with S. Ferguson; telephone conference with S. Ferguson and F. Mak; review and revise draft Order re: Holdback Release; continue preparation of revised Skygrid Subcontract and Chart re: revised clauses and Note to Drafts.
05/08/24	JLI	7.80	Reviewing and revising Second Report of the Receiver; incorporating internal comments re: same; reviewing draft Acknowledgement and Direction re: severance of commercial component of the Project; updating Notice of Motion based on revised Court Orders; [REDACTED] [REDACTED] reviewing and revising Indemnity Agreement to be entered into with City of Toronto; attending daily conference call with Receiver team; speaking with M. Mackenzie re: SISP matters; reviewing student research re: [REDACTED] [REDACTED] reviewing draft correspondence to Mizrahi Inc. counsel re: document production matters; reviewing and responding to correspondence re: various receivership matters.
05/08/24	LJL	0.60	Reviewing edits to CCDC contract; telephone call to J. Cosentino.
05/08/24	MSD	3.90	Discussion with client re: litigation issues; drafting letter to J. Morse; reviewing and revising Second Report; reviewing and revising report re: MI payment motion.
05/08/24	NRA	0.70	[REDACTED]
05/08/24	NSA	3.20	[REDACTED]
05/08/24	TDA	0.10	Correspondence with internal team re: file.
05/09/24	BON	2.20	Review weekly report to Senior Secured Lenders; attention to draft Second Report of the Monitor; attention to draft correspondence to J. Morse (MI); attend daily update call with A&M.
05/09/24	BTE	1.60	Reviewing materials sent by Fogler Rubinoff re: Coco objections to MI's costs

Date	TKID	Hours	Description
			as GC.
05/09/24	CAG	3.20	Review and comment on Second Report; review research memo from N. Sakran.
05/09/24	FBK	1.20	Review proposed correspondence to J. Morse; review correspondence and documentation re: indemnity matters; [REDACTED] correspondence from A. Sterling re: construction costs.
05/09/24	GLL	0.80	Numerous email; revise documents.
05/09/24	GNK	1.80	Finalizing letter to J. More re: redacted documents and holdback; discussion with M. Dunn re: same and document review; [REDACTED] email to A. Sterling re: additional invoice packages.
05/09/24	INA	0.30	Reviewing emails from T. D'Angelo, G. Lauzon, J. Linde re: A&D for severance transfers; reviewing emails from Laughlin re: construction staging permit extension, status of Indemnity Agreement; email to J. Daniels; reviewing email from J. Linde re: status of Site Plan Agreement renewal; email to J. Linde.
05/09/24	JCC	2.80	Receipt and review of correspondence from F. Mak; finalize revised Skygrid Subcontract; emails to A. Wong; emails to A&M personnel; email to R. Hauk (lawyer for Skygrid); preparation of Memo re: A. Wong's comments on Skygrid Subcontract; email to W. Smith; continue review of CCDC 5B Supplementary Conditions revisions proposed by Osler.
05/09/24	JLI	6.10	Drafting note to City Solicitor re: proposed execution copy of Indemnity Agreement; circulating Acknowledgement and Direction re: severance to A&M for signature; reviewing and revising Notice of Motion and Factum; updating internal tracker of key Goodmans open items; drafting summary note to internal team re: same; speaking with student re: [REDACTED] reviewing and revising Second Report of the Receiver; circulating same for comment.
05/09/24	LJL	0.70	Multiple emails re: CCDC and subcontract form; reviewing same.
05/09/24	MSD	3.20	Reviewing and revising material in response to payment motion; [REDACTED] finalizing and sending letter to B. O'Neill.
05/09/24	NSA	2.40	Corresponding with J. Linde; reviewing and revising research re: [REDACTED]
05/10/24	BTE	0.90	Reviewing and drafting summary of materials sent by Fogler Rubinoff re: Coco objections to MI's costs as GC.
05/10/24	CAG	1.70	Review comments from J. Cosentino and revising Holdback Release Order and circulating to client; emails with client re: comments on Report; emails with City counsel re: L/C matters.
05/10/24	FBK	0.20	Review correspondence re: indemnity matters.
05/10/24	GNK	1.00	Call with Fogler and M. Rico re: evidence of objections; discussion with M. Dunn re: same.
05/10/24	JCC	0.60	Teams call with S. Ferguson and F. Mak; preparation of summary notes; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from C. Armstrong re: Holdback Release; email to and from A. Wong.
05/10/24	MSD	4.10	Discussion with A. Fiddler-Wener re: Khaveri issues; reviewing correspondence from J. Morse; reviewing and revising motion material re: payment motion and

Date	TKID	Hours	Description
			production motion.
05/10/24	NSA	0.50	[REDACTED]
05/12/24	FBK	0.20	Review correspondence re: [REDACTED]
05/13/24	BON	0.90	Attention to severance matters; attend daily c/c with A&M.
05/13/24	CAG	0.10	[REDACTED]
05/13/24	FBK	0.70	Conference call with A. Duraes (Masters), J. Nevsky and M. MacKenzie re project insurance matters.
05/13/24	JCC	1.60	Telephone conference with F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; emails to S. Ferguson and F. Mak; emails to R. Hauk; emails to A. Wong; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from A. Wong; begin review of Osler's further revisions to CCDC 5B Contract.
05/13/24	LJL	0.40	Emails re: need to move meeting with SkyGrid re: walk through contract.
05/13/24	MSD	1.10	Discussion with client; revising settlement with Seele; reviewing without prejudice discussion with Seele.
05/13/24	TDA	0.30	Correspondence with client re: A&D for severance.
05/14/24	BON	3.20	Attend weekly call with Osler and A&M; attend meeting with JLL; attention to A&M comments to SISF.
05/14/24	BTE	1.60	Drafting Receiver's Report re: motion to compel production.
05/14/24	CAG	6.20	Attending status update call with Osler and A&M; review City comments on indemnity and revising same and emails with City counsel re: same; reviewing Tarion documentation and emails to Tarion counsel re: status of matters; review and comment on revised draft of Second Report; attend status update call with A&M including discussion of revisions to Second Report; review and comment on draft letter to Morse re: commission repayment; [REDACTED] [REDACTED] review and comment on weekly update deck and emails with internal team re: same.
05/14/24	FBK	1.20	Correspondence with A. Duraes (Masters) re: insurance matters; receive and review correspondence and documentation from A. Duraes re: insurance matters; review correspondence re: indemnity matters.
05/14/24	HOW	0.50	Emails from C. Armstrong; office conference between H. Wise and J. Cosentino.
05/14/24	JCC	3.20	Emails to F. Mak and S. Ferguson; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from F. Mak; telephone conference with F. Mak; office conference with J. Latham; revise and finalize updated draft re: Supplementary Conditions re: CCDC 5B re: Skygrid; revise and finalize updated draft of Skygrid Subcontract; letter to R. Hauk and A. Wong; letters to A. Wong.
05/14/24	LJL	2.40	Reviewing comments from Osler on CCDC; emails and calls with J. Cosentino re: best approach to Osler comments; receipt and review of further revised CCDC with Osler comments reflected; sharing with A&M and SkyGrid; multiple emails re: form of subcontract.

Date	TKID	Hours	Description
05/14/24	MSD	4.30	Discussion with client; reviewing Second Report and addressing notes to draft; drafting correspondence re: default unit notices; drafting follow up re: Lien Notice.
05/15/24	BON	2.60	Attention to draft correspondence to MI re: demand for particulars and condo deposit repayment; attention to draft Second Report of the Monitor; attend daily update call with A&M.
05/15/24	BTE	2.90	Drafting Receiver's Third Report re: production of documents.
05/15/24	CAG	6.30	Revising/drafting Second Report and circulating to internal team and A&M for further comment; revising Holdback Release Order and Holdback Release Agreement and circulating for comment; inter-office call with J. Cosentino re: discussion of holdback release matters; review/revise Holdback Release Agreement; review/consider Gamma claim notice; conference call with A&M re: status of severance matters; emails with A. Sterling re: lender amount owing; attend status update call with A&M re: discussion of various case issues.
05/15/24	FBK	0.80	Receive and review correspondence from F. Mak re: Schedule C insurance requirements to SkyGrid Agreement; e-mails with F. Mak re: same; receive and review correspondence from N. Rolfe re: City indemnity matters; receive and review correspondence from A. Duraes (Masters); correspondence to A. Duraes.
05/15/24	HOW	0.80	Review of correspondence from counsel for Gamma; review of revised Order regarding Holdback Release.
05/15/24	INA	0.10	Reviewing emails from C. Armstrong, N. Rolfe re: final form of Indemnity Agreement; reviewing emails from S. Ferguson, T. D'Angelo re: severance transfer.
05/15/24	JCC	4.90	Receipt and review of correspondence from A. Wong; review A. Wong's additional comments on Skygrid Subcontract; emails to F. Mak and S. Ferguson; office conference with C. Armstrong; review and revise portions of draft Second Report of the Receiver re: holdback release process; receipt and review of correspondence from F. Mak; attend at A&M offices and meet with Skygrid personnel, R. Hauk, R. DeLellis, A. Wong, S. Ferguson, F. Mak and W. Smith re: review and discussion on Supplementary Conditions for CCDC 5B and Skygrid Subcontract; emails to R. Hauk re: various follow up issues after "all hands" meeting of May 15th; receipt and review of Gamma Windows' Notice of Default re: unpaid invoices; receipt of emails from C. Armstrong; review and revise updated Holdback and Indemnity Agreement.
05/15/24	LJL	4.20	Multiple emails and calls with J. Cosentino re: CCDC contract; preparing for and attending meeting with A&M, lender counsel, SkyGrid and SkyGrid counsel to walk through issues and comments on CCDC supplementary conditions and on subcontract form; debrief with J. Cosentino; revision to CCDC provision.
05/15/24	MSD	5.20	Discussions with M. Mackenzie re: various matters and updates for lenders; participating in client discussion; revising and sending letter to J. Morse re: commissions due; reviewing Gamma dispute; reviewing and revising report for production motion; drafting material re: LRO dispute resolution re: MI; revising Second Report to address various litigation issues.
05/16/24	BON	2.20	Attention to various SISP matters; attention to correspondence with D. Bish re: SISP matters; attend daily update call with A&M.
05/16/24	CAG	5.20	Review/revise SISP and SISP Approval Order; revising Holdback Release

Date	TKID	Hours	Description
			Agreement based on internal comments; revising Second Report and June 6 Orders; attending to matters re: finalization of City Indemnity Agreement; inter-office call and emails with T. D'Angelo re: severance matters; emails with Osler re: updated drafts of materials for June 6 hearing; review correspondence re: MI payment motion and lien notice and telephone conversation with M. Dunn re: same; review/consider Gamma correspondence; attend status update call with A&M re: discussion of various case matters.
05/16/24	FBK	1.30	Review insurance matters; conference with J. Cosentino re: insurance provisions of CCDC 5B Contract; e-mails re: same; e-mails with A. Duraes (Masters); review insurance documentation; consider Schedule C insurance requirements for contract with SkyGrid; review draft Receiver Report; review correspondence from J. Morse.
05/16/24	JCC	0.90	Office conference with F. Kussner re: insurance provisions of CCDC 5B Contract; emails to and from F. Kussner; continue revisions to Release of Holdback and Indemnity Agreement; emails to and from C. Armstrong.
05/16/24	MSD	6.50	Reviewing correspondence from J. Morse and K. Bannon; correspondence with client re: inaccuracies in same; drafting response; reviewing subcontractor claims and drafting response to same.
05/16/24	TDA	0.70	Call with C. Armstrong re: file; correspondence and call with client re: file.
05/17/24	BON	0.30	Attention to cash flow variance report.
05/17/24	CAG	4.40	Review Skygrid and KDC comments on Holdback Release Agreement and revising same and telephone call with J. Cosentino and S. Ferguson re: same and considering various issues re: holdback release; revising Second Report; emails with Osler re: June 6 materials; attending to matters re: finalization of City indemnity; emails with RBC counsel re: RBC Charge; emails with T. D'Angelo re: severance matters.
05/17/24	FBK	2.90	Review documentation re Aviva insurance policy; e-mails with A. Duraes (Masters) re insurance matters; review additional insurance documentation; correspondence with A. Duraes re same; conference call with A. Duraes and M. MacKenzie; review additional insurance documentation.
05/17/24	JCC	2.20	Receipt and review of further revised Holback Release (& Indemnity) Agreement; telephone conference with C. Armstrong; email to and from W. Smith; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from R. Hauk; email to A&M personnel; receipt and review of updated Second Report of the Receiver re: construction holdback and lien paragraphs; receipt and review of revised Holdback Release Order; receipt and review of correspondence from J. Dacks; emails to and from C. Armstrong; receipt and review of correspondence from W. Smith; email to and from M. Mackenzie (A&M).
05/17/24	LJL	0.40	Emails re: insurance issues related to CCDC.
05/17/24	TDA	0.60	Correspondence with internal team re: severance.
05/19/24	FBK	0.60	Review "Schedule C" insurance matters; review policies.
05/19/24	MSD	4.90	Drafting response to J. Morse; reviewing motion material re: production of documents; reviewing and revising response to MI production motion; reviewing

Invoice No. 814165
Our File No. XEBN 232285

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May 23, 2024

Date TKID Hours Description

A. Sterling summary of lien claim; drafting notice of motion re: LRO; reviewing Gamma issues; reviewing Klaus multiparking demand and draft response.

Total Fees **\$206,720.50**

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
TDA	D'Angelo, Tyler	2.20	850.00	1,870.00
FBK	Kussner, Franci	10.40	1,210.00	12,584.00
HOW	Wise, Howard	3.20	1,140.00	3,648.00
JCC	Cosentino, Joe	22.80	1,095.00	24,966.00
BON	O'Neill, Brendan	23.70	1,265.00	29,980.50
LJL	Latham, Joseph	9.80	1,265.00	12,397.00
CAG	Armstrong, Chris	37.70	985.00	37,134.50
MSD	Dunn, Mark	45.10	965.00	43,521.50
GNK	Cohen, Kirby	8.80	805.00	7,084.00
INA	Andres, Ian	0.50	915.00	457.50
BTE	Tee, Brittni	9.40	630.00	5,922.00
JLI	Linde, Jennifer	31.70	590.00	18,703.00
GLL	Lauzon, Gloria	3.40	610.00	2,074.00
NSA	Sakran, Noor	12.80	425.00	5,440.00
NRA	Rapaport, Noa	1.70	425.00	722.50
DPS	Word Processing	1.80	120.00	216.00

Total Fees **\$206,720.50**

Disbursements

Description	Amount
Copies	238.25
Certificate - Execution	12.85
Parking/ Cab / Mileage	58.44
Meals	9.14

Total Disbursements **\$318.68**

Invoice No. 814165
Our File No. XEBN 232285

Page 9
May 23, 2024

Total Fees On This Invoice		\$206,720.50
ON HST @ 13.0%		\$26,873.66
Non-Taxable Disbursements	(\$0.00)	
Taxable Disbursements	\$318.68	
Total Disbursements On This Invoice		\$318.68
ON HST @ 13.0%		\$41.43
Total On This Invoice (CAD)		\$233,954.27
Total On This Invoice (USD)		\$180,144.79

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

June 4, 2024

Our File No.	XEBN	232285
Invoice No.		814974


Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
05/20/24	CAG	1.70	Review and comment on draft reply to MI counsel; review/revise draft Notice of Motion for June 7 hearing.
05/20/24	GNK	2.60	Reviewing and revising draft correspondence to J. Morse; internal correspondence re: same; reviewing and revising draft Receiver's Report re: production motion and lien motion.
05/21/24	BON	6.30	Attention to revised JLL engagement terms; attention to Osler comments to Second Report and related Orders; attention to draft Holdback Release Agreement; attend weekly c/c with Osler and A&M; attend internal drafting call re: June 6, 2024 hearing; attention to correspondence from MI counsel and draft correspondence to MI counsel re: various Payment Motion matters; [REDACTED] attention to draft letter re: Klaus Multiparking; attention to correspondence with Torsys and others re: Coco SISP matters; attend daily update call with A&M; attention to discussions with Torsys, Osler and A&M re: SISP matters.
05/21/24	CAG	3.70	Review/consider JLL engagement letter revisions and emails with A&M re: same; review/consider Osler comments on orders, Holdback Release Agreement and Second Report and updating same and coordinating with J. Linde re: revisions to materials; videoconference with internal team re: status of June 6 motion materials; status update call with Osler re: discussion of SISP and various other case matters; review and comment on letter to Klaus.
05/21/24	FBK	2.50	[REDACTED] discussions with K. Cohen re: same; review Schedule C insurance matters; review documentation and correspondence from A. Duraes (Masters) re: Schedule C; conference call re: same with A. Duraes, F. Mak, M. MacKenzie, J. Latham and J. Cosentino.
05/21/24	GNK	1.20	Attending discussions with M. Dunn re: Fogler follow-up and Lien Notice;

Date	TKID	Hours	Description
			preparing email to Fogler re: request for outstanding documents; [REDACTED] [REDACTED] attending discussions with F. Kussner re: same.
05/21/24	HOW	0.50	Review of correspondence from counsel for Cult; emails relating to holdback issues.
05/21/24	INA	0.10	Reviewing emails from C. Armstrong, J. Laughlin and fully executed Indemnity Agreement.
05/21/24	JCC	2.10	Telephone conference with R. Hauk; telephone conference with S. Ferguson; emails to R. Hauk; review email from J. Latham to A&M; receipt and review of correspondence from F. Mak; receipt and review of revised Insurance Requirements re: CCDC 5B; Teams call with A&M personnel, Masters Insurance, F. Kussner and J. Latham re: insurance requirements.
05/21/24	JLI	9.10	Reviewing correspondence to Mizrahi Inc. counsel re: Mizrahi Inc. Payment Motion and related Lien Notice; reviewing and revising draft Notice of Motion and draft Factum re: SISP Approval Motion; meeting with C. Armstrong, B. O'Neill and M. Dunn re: status of motion materials and various receivership matters; attending weekly standing conference call with A&M and Osler teams; reviewing draft correspondence to parking vendor re: continuation of services; speaking with C. Armstrong re: Second Report and related matters; reviewing and revising Second Report based on internal, A&M and Osler comments; attending daily conference call with Receiver team; updating list of Goodmans ongoing activities for Weekly Lender Update; compiling appendices to Second Report.
05/21/24	LJL	0.50	Multiple emails with S. Ferguson, F. Mak and J. Cosentino re: questions on indemnification and assignability of contract; multiple emails re: insurance provisions.
05/21/24	MSD	5.50	Drafting correspondence to Klaus multiparty; reviewing and revising Receiver's Report re: document production; drafting motion material re: motion material; finalizing and sending letter to J. Morse; discussions with Osler re: various issues; discussions with client re: various issues; internal discussions re: update.
05/21/24	TDA	0.20	Correspondence with S. Moore re: registration of severance.
05/22/24	BON	4.30	Attention to A&M update document; attention to SISP matters and discussions with A&M and Osler re: same; attention to JLL engagement matters; attention to June 6, 2024 hearing matters; attention to draft Second Report and related Orders; attend daily update call with A&M.
05/22/24	CAG	5.80	[REDACTED] telephone conversation with M. Mackenzie re: status update on various case matters; interoffice conversation with B. O'Neill re: discussion of SISP issues/potential Coco objections and considering same; review and comment on updated security review and interoffice conversation with J. Linde re: finalization of same; consider Tarion Bond issues; attending status update call with A&M; emails with A&M re: Holdback Release schedule/revisions; revising Holdback Release Agreement and Order and circulating updated drafts to A&M and Osler.
05/22/24	FBK	3.40	Prepare revisions to Schedule C re: insurance requirements; e-mails with A&M re: same; receive and review comments from Masters and correspondence from Masters re: insurance matters; further revise Schedule C; receive comments from F. Mak re: Schedule C; additional revisions to Schedule C; correspondence to

Date	TKID	Hours	Description
			A&M and Masters re: same; telephone discussion with F. Mak re: Schedule C.
05/22/24	GNK	0.70	Call with A&M re: Lien Reconciliation.
05/22/24	HOW	0.70	Review of correspondence relating to Gamma; office conference between H. Wise and C. Armstrong.
05/22/24	INA	0.10	Reviewing email from J. Linde re: registered severance instruments; reviewing emails from C. Armstrong re: Indemnity Agreement and construction staging permit extension.
05/22/24	JCC	3.40	Review revised Schedule C - Insurance Requirements; review emails from F. Kussner to A&M and Masters personnel; receipt and review of correspondence from R. Hauk; email to R. Hauk and A. Wong; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from F. Mak; receipt and review of revised draft Supplementary Conditions re: CCDC 5B; receipt and review of revised draft Subcontract; review of revised Holdback Release Order; review of revised Holdback Release Agreement.
05/22/24	JLI	5.70	Preparing form of Waiver and Acknowledgement Agreement re: Receivership Funding Credit Agreement; speaking with T. D'Angelo re: severance matters; reviewing Tarion Bond issued in respect of condominium units in the Project and invoice re: payment of related premium; reviewing, revising and finalizing updated Security Review and circulating same to A&M; reviewing and responding to correspondence re: severance matters; attending daily conference call with Receiver team; reviewing and revising Second Report of the Receiver; circulating same for comment; drafting Factum re: SISP Approval Motion.
05/22/24	LJL	1.00	Multiple emails with F. Mak and F. Kussner re: insurance provisions; multiple emails re: revisions to subcontract and discussion with J. Cosentino re: same; multiple emails re: SG comments on CCDC supplementary conditions; brief review of same; discussion with J. Cosentino to schedule time to walk through CCDC.
05/22/24	MSD	4.80	Discussions with client re: lien claim; revising report re: production motion; discussions with M. Mackenzie re: issues for lender update; discussions with client re: update and issues; reviewing further comments on Second Report.
05/22/24	SMR	2.00	 receiving and responding to various email correspondence; amending transfers and attending to registration of same.
05/22/24	TDA	1.20	Review of updated transfers 4 and 6 following receipt of Ministry consent; correspondence with internal team and MT re: same.
05/23/24	BON	5.60	Attend meeting at Folgers re: SISP; attention to follow-on discussions re: same; attention to JLL engagement letter matters; attend daily update call with A&M; attention to Torsys comments to SISP; attention to revised SISP; attention to discussions with Osler and A&M re: same; attention to research re: same.
05/23/24	CAG	2.30	Prepare for and attend meeting with Coco counsel re: discussion of SISP and related matters; emails with N. Sakran re: further SISP research.
05/23/24	FBK	1.00	Review draft third report of Receiver; conferences with M. Dunn re: same.
05/23/24	GNK	3.00	Finalizing letter to Klaus Multiparking Inc; drafting letter to K. Bannon re: Lien Claim; correspondence with Fogler re: meeting with M. Rico; internal discussions re: letters.

Date	TKID	Hours	Description
05/23/24	HOW	1.30	Receipt and review of Skygrid Agreement and additional comments.
05/23/24	JCC	4.40	Receipt and review of correspondence from S. Ferguson; email to S. Ferguson and F. Mak; finalize review of updated Skygrid Subcontract; email to A. Wong; office conference with J. Latham re: detailed further review of Skygrid's revisions to CCDC 5B Supplementary Conditions; preparation of revised version of CCDC 5B Supplementary Conditions.
05/23/24	JLI	8.80	Reviewing and revising draft Notice of Motion; drafting Factum re: SISP Approval Motion; reviewing underlying materials and precedents to assist with same; reviewing correspondence re: loan advances made to Mizrahi Inc. and unpaid supplier invoices; preparing rider re: reconfiguration and form of court order re: same for purposes of circulation to counsel to Tarion; discussing research re: SISP precedents with articling student; drafting amended and restated Broker Engagement Letter; reviewing stakeholder comments on draft SISP; preparing responses re: same based on review of SISP precedents; updating internal checklist re: SISP Approval Hearing.
05/23/24	LJL	3.50	Meeting with J. Cosentino to do page flip to review edits to CCDC supplementary conditions provided by SG's counsel; call with S. Ferguson re: same.
05/23/24	NSA	0.70	Corresponding with J. Linde re: research; reviewing correspondence.
05/24/24	BON	3.90	Attention to SISP-related matters; attend c with Osler and A&M re: same; attention to revised JLL engagement letter; attention to draft Second Report of the Receiver; attention to discussions with A&M and Osler re: further SISP matters.
05/24/24	BTE	0.20	Reviewing draft correspondence to Glaholt Bowles LLP; attending to matters related to scheduling of case conference.
05/24/24	CAG	1.90	Review and comment on revised JLL engagement letter; review and comment on letter to Glaholts; considering D. Bish comments on SISP and emails with B. O'Neill and J. Linde re: same; call with A&M and Osler re: SISP matters.
05/24/24	FBK	0.70	[REDACTED]
05/24/24	GNK	1.70	[REDACTED] internal discussion re: same; Teams meeting with K. Bannon and XX re: Seele settlement; correspondence to A&M re: letter to.
05/24/24	JCC	1.90	Email to R. Hauk re: CCDC 5B Supplementary Conditions; email to R. Hauk and A. Wong re: Skygrid Subcontract; telephone conference with F. Mak re: indemnification clauses; emails to F. Mak and S. Ferguson; receipt and review of correspondence from R. Davidge (Osler); email to R. Davidge; receipt and review of correspondence from F. Mak; email to A. Wong; receipt and review of correspondence from S. Ferguson.
05/24/24	JLI	9.80	Reviewing and revising amended and restated Broker Engagement Letter; circulating same to A&M for comment; preparing correspondence to A&M re: information request from a stakeholder; drafting Factum re: SISP Approval Motion; attending conference call with A&M and Osler teams re: stakeholder comments on SISP; discussing SISP research with articling student; discussing SISP matters internally; reviewing and revising Second Report of Receiver; drafting internal note re: outstanding items to be completed in advance of service

Date	TKID	Hours	Description
			of SISP Approval Motion.
05/24/24	LJL	1.00	Reviewing edits to CCDC; emails with J. Cosentino re: same; emailing revised draft to R. Hauk.
05/24/24	MSD	2.70	Reviewing proposed rider for Second Report by F. Mak, revising and sending letter to A&M, discussions with counsel to MI re: Seele settlement; [REDACTED]
05/24/24	NSA	8.50	[REDACTED]
05/25/24	BON	3.30	Attention to JLL engagement letter; attention to Second Report of the Receiver; attention to revised SISP.
05/25/24	GNK	0.10	Reviewing A. Sterling markup re: Glahold Lien Notice letter and updating letter.
05/25/24	JCC	0.20	Receipt and review of correspondence from A. Wong; email to F. Mak and S. Ferguson; receipt and review of correspondence from F. Mak.
05/25/24	JLI	4.20	Reviewing A&M comments on amended and restated Broker Engagement Letter; incorporating same; reviewing and revising Notice of Motion; preparing draft service emails and Affidavit of Service in preparation of service of Motion Record; incorporating A&M comments in draft Second Report of Receiver; circulating same internally.
05/26/24	BON	5.40	Attention to JLL engagement letter; attention to draft Second Report of the Receiver; attention to revised SISP and related research and discussions with Osler; attention to Holdback Release Order; attention to Holdback Release Agreement; attend c/c with A&M re: revised draft Second Report and SISP; attention to SISP Appendices.
05/26/24	CAG	2.50	Video conference with internal team and A&M re: discussion or revisions to Second Report; review/revise Holdback Release Order and circulating updated draft; review/revise holdback release portions of Second Report.
05/26/24	GNK	0.40	Preparing and finalizing letter to K. Bannon re: Lien Notice.
05/26/24	JLI	4.50	Attending conference call with A&M and internal team re: outstanding comments on Second Report of the Receiver; reviewing and revising Second Report of Receiver; circulating for further comment; reviewing and revising SISP and SISP Approval Order; revising Notice of Motion; preparing correspondence to Project stakeholder re: information request.
05/26/24	MSD	0.80	Reviewing and revising Second Report.
05/26/24	NSA	4.60	Researching and reviewing motion materials and preparing email to B. O'Neill re: same; [REDACTED]
05/27/24	BON	5.30	Attention to draft Second Report and Motion Record and all appendices thereto; attention to Holdback Release Order and Holdback Release Agreement; attention to revised JLL engagement letter; attention to discussions with Osler re: various SISP matters; attention to draft correspondence with Babin re: Cost to Complete, etc.; attention to draft SISP Approval Order; attention to draft Order (Reconfiguration & LC); attention to discussions with Osler and Torgs re: settlement matters; attend daily update call with A&M.

Date	TKID	Hours	Description
05/27/24	BTE	0.30	Downloading and organizing bank files received from MI.
05/27/24	CAG	5.50	Review and comment on latest draft of Report and reviewing multiple rounds of comments; draft email re: termination of 181 Davenport lease; review/consider Tarion Bond matters; attend status update call with A&M; review/revise Holdback Release Agreement and Order and video conference with A&M and Osler re: same; review/revise Notice of Motion; reviewing final changes to Report.
05/27/24	FBK	0.20	[REDACTED]
05/27/24	HOW	1.30	Email from C. Armstrong; emails to C. Armstrong; [REDACTED]
05/27/24	JCC	4.50	Receipt and review of correspondence from J. Dacks; receipt and review of correspondence from A. Wong; emails to F. Mak and S. Ferguson; receipt and review of correspondence from F. Mak; receipt and review of A. Wong's comments on Skygrid Subcontract; receipt and review of A. Wong's revisions to Supplementary Conditions re: CCDC 5B; brief review of revised Second Report of Receiver; receipt and review of correspondence from M. Sheeley; receipt and review of correspondence from R. Gillott; Teams call with R. Hauk, Skygrid personnel, Osler personnel, A&M personnel, J. Latham and J. Cosentino re: review of CCDC 5B Supplementary Conditions; Teams call with Osler personnel, A&M personnel and C. Armstrong re: revisions to Holdback Release Order and Holdback Release Agreement.
05/27/24	JLI	8.40	Reviewing and revising draft motion materials re: SISP approval motion based on internal and external comments, including Notice of Motion and draft orders; preparing note to internal team re: outstanding items re: SISP approval motion; discussing SISP research with articling student; compiling fully executed Broker Engagement Letter; preparing form of SISP Non-Disclosure Agreement; attending daily conference call with Receiver team; compiling appendices to be included in Second Report; reviewing and responding to correspondence re: various SISP approval motion matters.
05/27/24	LJL	2.70	Reviewing comments from Osler on CCDC; conference call with SG, Osler, A&M and Goodmans to walk through CCDC and considering next steps; follow up call with Osler and A&M.
05/27/24	MSD	1.90	Reviewing and revising Second Report of the Receiver; discussions with client re: final changes, reviewing letter from J. Morse and related documents.
05/27/24	NSA	4.40	Reviewing correspondence; [REDACTED]
05/28/24	BON	4.80	Attention to finalizing Second Report and Motion Record and all appendices thereto; attention to emails/discussions with Osler and A&M re: same; attend weekly update call with Osler; attention to JLL engagement matters; attention to draft RFCA waiver; attend daily update call with A&M; attention to draft Factum for June 6, 2024 hearing and research re: same.
05/28/24	CAG	3.40	Attend status update call with Osler and A&M re: discussion of various case matters; attending to matters re: finalization of June 6 motion; review research from N. Sakran; review/consider Gamma issues and correspondence with Gamma counsel; attend status update call with A&M.

Date	TKID	Hours	Description
05/28/24	FBK	1.30	E-mails with J. Cosentino re: Schedule C documentation; review insurance matters; [REDACTED] e-mails with M. Dunn and K. Cohen.
05/28/24	GNK	0.70	Call with [REDACTED] Goodmans re: MI fees.
05/28/24	HOW	0.30	Emails from counsel for Gamma; email from C. Armstrong.
05/28/24	INA	0.20	Reviewing email from J. Daniels re: renewal of noise permit exemption application for concrete pour; email to J. Daniels.
05/28/24	JCC	1.20	Emails to and from F. Kussner re: insurance requirements; continue review of draft Holdback Order; continue review of revised and updated 2nd Report of the Receiver; review issues re: holdback payment.
05/28/24	JLI	5.30	Attending to service and filing of Motion Record re: SISP Approval Motion; attending weekly standing conference call with Osler and A&M teams; reviewing articling student research re: SISP precedents; reviewing draft RFCA Waiver and circulating same for comment; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; attending daily conference call with Receiver team; reviewing and responding to correspondence re: upcoming motion and various receivership matters; reviewing and revising draft Non-Disclosure Agreement for SISP.
05/28/24	LJL	0.30	Emails re: status of CCDC supplementary conditions.
05/28/24	NSA	3.50	[REDACTED] preparing email to B. O'Neill, C. Armstrong and J. Linde re: same.
05/29/24	BON	3.20	Attention to correspondence from J. Morse re: condo deposit repayments and June 6 hearing matters; discussions re: same; attention to draft Factum and June 6, 2024 hearing prep.
05/29/24	CAG	1.40	Telephone call with M. Mackenzie re: lender update deck questions; review/consider correspondence from MI counsel and draft response to portion; review and comment on SISP NDA and interoffice conference with J. Linde re: same; emails with RBC re: LC matters.
05/29/24	DDC	0.20	Correspondence and discussion re: letters of credit.
05/29/24	FBK	1.20	Receive and review correspondence from F. Mak and Schedule C as revised by SkyGrid; e-mails with F. Mak re: same; [REDACTED] correspondence to A. Duraes (Masters) re: insurance matters.
05/29/24	GNK	2.20	Discussions with M. Dunn re: M. Rico meeting and Fogler document request; preparing documents for M. Rico; Teams meeting with M. Rico and Foglers re: MI payment motion.
05/29/24	HOW	1.50	Telephone call to discuss 5B and finalize position regarding Contract; review of memo regarding same and issues surrounding Skygrid.
05/29/24	JCC	2.40	Receipt and review of correspondence from W. Smith; receipt and review of correspondence from F. Mak; review correspondence from F. Kussner to F. Mak; review correspondence from J. Latham to A&M personnel; receipt and review of correspondence from S. Ferguson; Teams call with S. Ferguson, F. Mak, J. Latham, H. Wise and J. Cosentino; preparation of summary notes; receipt and review of correspondence from R. Hauk; receipt and review of Supplementary Conditions re: CCDC 5B re: further revision by Skygrid; emails

Date	TKID	Hours	Description
			to A&M personnel.
05/29/24	JLI	7.60	Reviewing correspondence re: Mizrahi Inc. payment motion; reviewing and revising form of SISP Non-Disclosure Agreement; circulating same for comment; drafting Factum re: SISP approval and additional relief; reviewing law and underlying documents to assist with preparation of same; preparing citations to Factum.
05/29/24	LJL	2.00	Reviewing emails from S. Ferguson and W. Smith re: issues for discussion with SG; conference call with S. Ferguson, F. Mak, W. Smith and J. Cosentino re: issues to be discussed with SG; follow up emails and conference call to discuss subcontractor and related issues; receipt of mark up from R. Houk.
05/30/24	BON	3.20	Attention to correspondence to/with MI counsel; attention to RFCA waiver; attend daily update call with A&M; attention to draft Factum for June 6, 2024 hearing; attention to hearing prep for June 6th hearing.
05/30/24	BTE	0.20	Drafting email correspondence to opposing counsel re: Case Conference for scheduling of motion.
05/30/24	CAG	3.50	Video conference with Gamma counsel re: disputed payment matters and review lien notice; emails re: MI adjournment request; video conference meeting with Tarion re: discussion of reconfiguration matters; brief review of questions on Second Report from D. Bish; attend status update call with A&M re: discussion of questions on Second Report and various other case matters.
05/30/24	CDA	0.20	Reviewing email from J. Linde; obtaining and reviewing updated PIN providing to internal group.
05/30/24	FBK	0.40	[REDACTED] follow up re insurance.
05/30/24	GNK	0.20	[REDACTED]
05/30/24	HOW	0.20	Emails from S. Ferguson.
05/30/24	JCC	0.80	Receipt and review of correspondence from S. Ferguson; continue review of revised CCDC 5B Supplementary Conditions; receipt and review of correspondence from F. Mak; review correspondence from J. Latham to S. Ferguson and F. Mak; receipt and review Lien Notice of Gamma Windows and Walls.
05/30/24	JLI	3.20	Reviewing and revising draft Factum re: SISP approval and additional relief; incorporating internal comments re: same; revising form of RFCA waiver; circulating same for comment; speaking with M. Mackenzie re: Non-Disclosure Agreement; reviewing correspondence re: proposed SISP and upcoming motion re: same.
05/30/24	LJL	1.00	Reviewing further revised CCDC Supplementary conditions from R. Houk; email re same to S. Ferguson and F. Mak; multiple emails re position of SkyGrid and A&M on certain issues, including indemnity levels;
05/30/24	MSD	6.70	Drafting report re: MI Payment Motion; correspondence with D. Trafford re: case conference request; receiving and reviewing questions from Cocos on Second Report; call with Gamma re: claim; receiving and reviewing Gamma Notice of Lien; meeting with client.
05/31/24	BON	5.40	Attention to response to Torsys' questions of Receiver; discussions with A&M

Date	TKID	Hours	Description
			and Goodmans re: same; review and comment on draft Third Report of the Receiver to compel MI production; attention to draft Factum for June 6, 2024 hearing.
05/31/24	BTE	0.30	Corresponding with Court and drafting email to opposing counsel.
05/31/24	CAG	4.70	Review and comment on draft responses to Coco questions and video conference with A&M re: same; review and comment on draft factum; review/consider Coco NDA; emails with Cult counsel and client re: June 6 motion/settlement; review correspondence from EMM counsel and circulating to client.
05/31/24	FBK	0.50	Review correspondence from EMM counsel and e-mails from C. Armstrong and J. Nevsky re: same; [REDACTED]
05/31/24	GNK	0.90	Reviewing MI further documents; Teams meeting with A&M and M. Dunn re: document production, information request and commissions letter.
05/31/24	HOW	0.30	Emails from C. Armstrong.
05/31/24	INA	0.30	Reviewing email from J. Daniels re: preparation and submission of noise permit exemption application; email to J. Daniels; reviewing emails from J. Nevsky, C. Armstrong, T. D'Angelo re: sale process, severance considerations; emails to T. D'Angelo.
05/31/24	JCC	1.90	Review correspondence from F. Kussner to A. Duares (Masters Insurance); receipt and review of correspondence from F. Mak; receipt and review of correspondence from J. Linde; receipt and review of certain portions of draft Factum; continue review of revised Supplementary Conditions re: CCDC 5B re: Skygrid.
05/31/24	JLI	3.70	Reviewing and revising draft Factum re: SISP approval and additional relief; reviewing and revising responses to stakeholder questions re: SISP; attending conference call with Osler team; attending conference call with A&M team.
05/31/24	LJL	0.50	Emails re status of changes and need for Osler input;
05/31/24	MSD	5.80	Drafting response to questions; attending discussion with Osler re: SISP issues and objections; attending discussion with client re: response to Mizrahi Inc. correspondence and other issues; reviewing and revising motion material; attending phone call to finalize response to inquiries; reviewing response to payment motion.
05/31/24	TDA	0.10	Correspondence w. J. Nevsky and I. Andres re: 1BW sale process.
06/01/24	BON	6.40	Attention to correspondence from Cult re: SISP; attention to further NDA responses to Coco parties and discussions with A&M and Osler re: same; attention to preparation of NDA responses and cover email re: same; review and discuss Coco NDA; attention to draft Factum for June 6, 2024 Hearing; attention to draft Reply Factum for June 6, 2024 hearing.
06/01/24	CAG	0.40	Telephone calls/emails with internal team re: responses to Coco questions and potential Coco objection; emails with J. Linde re: Factum.
06/01/24	JCC	0.40	Email to J. Linde; receipt and review of correspondence from J. Linde; further review of draft Factum; further review of Holdback Order.
06/01/24	JLI	3.30	Reviewing and revising draft Factum re: SISP approval and additional relief; reviewing underlying documents and law to assist with same; preparing citations

Invoice No. 814974
Our File No. XEBN 232285

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June 4, 2024

Date	TKID	Hours	Description
			for Factum, including CaseLines citations.
06/02/24	BON	3.70	Attention to preparation and issuance of NDA responses to Torys/Foglers; attention to draft Factum for June 6, 2024 hearing; attention to draft Reply Factum for June 6, 2024 hearing; attention to Cult Iron Works matters; attention to correspondence from Torys re: June 6, 2024 hearing matters.
06/02/24	CAG	4.20	Review internal comments on Factum; review/revise Factum and reviewing case law cited; [REDACTED] review/consider Coco objection and internal emails re: same.
06/02/24	HOW	1.00	Review of Receivers Report and issues relating to construction lien process and release of holdback; review of comments from J. Cosentino.
06/02/24	JLI	2.20	Reviewing and revising Factum re: SISP approval and additional relief; attending to service and filing same; reviewing draft materials shared by stakeholder in connection with SISP.
06/02/24	MSD	3.20	Drafting report re: Mizrahi Inc. payment motion; reviewing documents relevant to same; reviewing Coco objections to SISP and considering response to same.
Total Fees			\$280,298.00

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
CAG	Armstrong, Chris	41.00	985.00	40,385.00
GNK	Cohen, Kirby	13.70	805.00	11,028.50
BON	O'Neill, Brendan	60.80	1,265.00	76,912.00
JCC	Cosentino, Joe	23.20	1,095.00	25,404.00
INA	Andres, Ian	0.70	915.00	640.50
LJL	Latham, Joseph	12.50	1,265.00	15,812.50
HOW	Wise, Howard	7.10	1,140.00	8,094.00
MSD	Dunn, Mark	31.40	965.00	30,301.00
DDC	Dedic, Dan	0.20	985.00	197.00
FBK	Kussner, Francy	11.20	1,210.00	13,552.00
TDA	D'Angelo, Tyler	1.50	850.00	1,275.00
JLI	Linde, Jennifer	75.80	590.00	44,722.00
BTE	Tee, Brittni	1.00	630.00	630.00
CDA	D'Aversa, Christina	0.20	610.00	122.00
SMR	Moore, Sean	2.00	610.00	1,220.00
NSA	Sakran, Noor	21.70	425.00	9,222.50

Invoice No. 814974
Our File No. XEBN 232285

June 4, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
DPS	Word Processing	6.50	120.00	780.00

Total Fees	\$280,298.00
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Disbursements

Description	Amount
Registration Fee	139.90
Copies	264.50
Meetings	141.82
Certificate - Execution	12.85
Computer Searches - Westlaw Carswell	30.00
Search - Sub	51.75
Filing Fees	23.30

Total Disbursements	\$664.12
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Total Fees On This Invoice	\$280,298.00
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ON HST @ 13.0%	\$36,438.74
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Non-Taxable Disbursements	\$139.90
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Taxable Disbursements	\$524.22
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Total Disbursements On This Invoice	\$664.12
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ON HST @ 13.0%	\$68.15
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Total On This Invoice (CAD)	\$317,469.01
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Total On This Invoice (USD)	\$244,451.14
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THIS IS OUR ACCOUNT HEREIN
GOODMANS-LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

June 21, 2024

Our File No.	XEBN	232285
Invoice No.		815599

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
06/03/24	BON	5.90	Attention to Coco Notice of Objection and multiple discussions with A&M, Osler and Torys re: same; attention to preparation for June 6 hearing; attention to filings by Cult and MI; attend daily c with A&M; attention to draft Response to Notice of Objection for June 6 hearing and discussions re: same.
06/03/24	BTE	0.20	Reviewing correspondence and organizing documents.
06/03/24	CAG	2.60	Emails with A&M re: Tarion bond matters; attending status update call with A&M re: discussion of various case matters; review/consider MI objection; review/consider Coco object and internal emails re: same; [REDACTED]
06/03/24	FBK	0.90	E-mail to J. Nevsky re: insurance request by counsel for EMM Financial Corp.; correspondence to A. Duraes (Masters) re: same; e-mail from J. Nevsky; review motion materials for June 6 hearing.
06/03/24	GNK	1.50	Preparing correspondence to J. Morse re: document production; attending discussion with M. Dunn re: same; attending Teams meeting with M. Rico, M. Dunn and Foglers.
06/03/24	JCC	0.90	Receipt and review of correspondence from F. Mak; emails to and from J. Latham; receipt and review of correspondence from R. Davidge; review emails from J. Latham to F. Mak; receipt and review of correspondence from R. Gillott; receipt and review of Supplementary Conditions as revised by Osler re: CCDC 5B.
06/03/24	JLI	2.20	Attending daily conference call with Receiver team; updating list of Goodmans ongoing activities for Weekly Lender Update; reviewing and responding to correspondence re: SISP matters.
06/03/24	LJL	1.80	Multiple emails and calls with F. Mak re: status of Osler comments on draft

Date	TKID	Hours	Description
			CCDC supplementary conditions; multiple emails with Osler re: same; emails with SG counsel re: status; emails with J., Cosentino re: status; reviewing various edits and comments on draft documents.
06/03/24	MSD	9.20	Discussions re: Reply Factum; drafting Reply Factum; reviewing and revising Schedule A to Reply Factum; discussions with client re: proceedings; correspondence with Seele; correspondence with motion.
06/03/24	TDA	0.30	Correspondence re: file; preliminary review of CIM.
06/04/24	BDH	0.40	Conference call with M. Dunn re: [REDACTED]
06/04/24	BON	5.90	Attention to draft Response to Objections; attend weekly c with Osler and A&M; attention to draft Osler Response to Coco Objection; attention to hearing prep.
06/04/24	BTE	0.30	Downloading and organizing documents provided by MI.
06/04/24	CAG	9.30	Attend status update call with Osler and A&M re: discussion of various case matters; [REDACTED] [REDACTED] review and comment on draft Reply Factum to Coco objection and telephone call with internal team re: same; review and comment on Schedule A to Reply Factum; attending status update call with A&M re: discussion of various issues; review draft lender Reply Factum to Coco objection; emails with Gamma counsel re: potential objection; [REDACTED] [REDACTED]
06/04/24	FBK	0.70	Receive and review correspondence and documentation from A. Duraes (Masters) re: EMM request; e-mail to client re same; internal follow-ups.
06/04/24	JCC	3.90	Receipt and review of correspondence from F. Mak (x4); emails to F. Mak; voicemail from F. Mak; office conference with J. Latham; emails to R. Gillott and A. Wong; receipt and review of correspondence from R. Gillott; [REDACTED] [REDACTED] receipt and review of Responding Motion Record of Mizrahi Inc.; receipt and review of correspondence from R. Hauk; review revisions to CCDC 5B Supplementary Conditions proposed by Osler; Teams call with A&M personnel and Goodmans personnel re: further revisions to indemnity paragraphs re: CCDC 5B; emails to R. Hauk.
06/04/24	JLI	9.30	Reviewing law re: various SISF matters; reviewing and responding to correspondence re: upcoming hearing; speaking with M. Mackenzie re: receivership matters; attending weekly standing conference call with Osler and A&M teams; updating RFCA Waiver and Acknowledgement Agreement; reviewing and revising responding materials filed in connection with upcoming hearing; reviewing and revising draft reply materials; reviewing underlying supporting documents and law to assist with same; discussing payment motion matters with M. Dunn; attending daily conference call with Receiver team; attending to various hearing preparation matters; updating service list; preparing citations to draft reply materials, including CaseLines citations.
06/04/24	JSO	2.90	[REDACTED]
06/04/24	LJL	3.50	Multiple emails re: Osler comments; multiple emails with F. Mak and J. Cosentino re: comments and next steps; emails with Osler re: further questions

Date	TKID	Hours	Description
			and comments; emails re: comments on same; follow up with J. Cosentino, S. Ferguson and R. Hauk re: same; multiple emails to nearly finalize supplementary conditions, awaiting SG sign off and Osler sign off; multiple discussions with B. O'Neill re: objections of Coco parties to SISP and reviewing notice of objection filed by Coco parties; reviewing draft response of Receiver; further discussions with B. O'Neill re: same.
06/04/24	MSD	8.50	Drafting and revising Reply factum; discussions with Osler; reviewing material provided by Fogler; discussions with client and internally re: motion issues; reviewing gamma objection; reviewing MI objection.
06/05/24	BON	8.40	Attend c with MI counsel; [REDACTED] review and discuss Gamma responding record; attention to Aviva/Westmount matters; attention to draft Responses (Goodmans and Osler) to Coco Objections; attention to hearing prep; attend update call with A&M; attention to correspondence with Court.
06/05/24	BTE	3.00	Drafting case conference brief; drafting correspondence to opposing counsel; reviewing assignment.
06/05/24	CAG	8.30	Review and comment on revised response to objection; dealing with Cult, MI and Gamma objections and numerous emails and telephone conferences re: same, reviewing materials filed and revising forms of order; telephone call with Osler re: status of objections; emails re: EMM matters; consider SISP NDA matters; attend status update call with A&M; review motion materials/preparing submissions for June 6 hearing and discussions with B. O'Neill re: same.
06/05/24	FBK	0.70	E-mails with J. Linde re: response to E. Bisceglia; review correspondence of C. Armstrong re: same; conference with M. Dunn; review correspondence from A. Duraes (Masters) re: subcontractor insurance; review A&M e-mails re: same; review correspondence from J. Cosentino and from F. Mak.
06/05/24	GNK	0.90	Teams meeting with S. Weisz, J. Morse, D. Trafford and Goodmans re: Holdback Release Order and Reserve Increase request; revising case conference.
06/05/24	HOW	0.80	Review of emails to and from client.
06/05/24	JCC	4.10	Receipt and review of correspondence from R. Hauk; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from A. Wong; revise Supplementary Condisitons re: CCDC 5B Contract; receipt and review of updated Skygrid Subcontract; emails to F. Mak and S. Ferguson; receipt and review of correspondence from R. Gillott; emails to R. Gillott and R. Hauk; telephone conference with J. Latham; telephone conference with R. Hauk; revise Skygrid Subcontract; revise and finalize Supplementary Conditions re: CCDC 5B ; finalize Schedule C - Insurance Requirements; receipt and review of correspondence from W. Smith; receipt and review of Osler's comments and revisions to Subcontract; emails to R. Hauk, A. Wong and R. Gillott; brief review of Contract Documents List.
06/05/24	JLI	7.60	Reviewing, revising and finalizing draft reply materials re: SISP approval motion; attending to service and filing of same; finalizing SISP Non-Disclosure Agreement; attending daily conference call with Receiver team; attending to various hearing preparation matters, including preparing reference materials for hearing; reviewing responding materials filed re: hearing; reviewing case conference form.

Date	TKID	Hours	Description
06/05/24	LJL	3.00	Numerous emails throughout day with A&M, Osler, R. Hauk, internal team re: revising and finalizing supplementary conditions to CCDC; same re: subcontract form; multiple discussions with J. Cosentino re: same; reviewing finalized responses to objections from both Receiver and Senior Secured Lenders; discussions with B. O'Neill re: SISP motion.
06/05/24	MSD	8.30	Drafting report re: payment motion; reviewing Aide Memoire; finalizing and sending response to Notice of Objection; emails re: Seele; discussions with MI.
06/05/24	S/O	2.00	Compiling responding motion materials for June 6, 2024 hearing.
06/06/24	BON	6.50	Attention to hearing prep; attention to Gamma matters; attend 6/6 hearing; attention to MI production motion matters.
06/06/24	CAG	6.50	Dealing with Gamma objection; prepare for and attend at hearing re: SISP approval, reconfiguration, LC arrangement and holdback release.
06/06/24	FBK	0.40	Receive and review correspondence and documentation from A&M and from A. Duraes (Masters) re: subcontractor insurance.
06/06/24	INA	0.10	Emails to J. Daniels re: extension to noise exemption permit for continuous pour; reviewing emails from J. Daniels re: issued permit extension.
06/06/24	JCC	1.40	Receipt and review of correspondence from R. Hauk; emails to F. Mak and S. Ferguson; emails to R. Hauk and Osler Team; receipt and review of correspondence from F. Mak; office conference with Goodmans team; continue review of executed CCDC 5B Contract; continue review of updated Subcontract; receipt and review of correspondence from A. Wong.
06/06/24	JLI	5.30	Attending to various hearing preparation matters; attending hearing re: SISP approval and additional relief; reviewing and responding to correspondence re: same.
06/06/24	LJL	0.50	Multiple emails re: status of CCDC contract being executed and re: subcontract issues.
06/06/24	MSD	8.20	Preparing for and attending motion hearing; reviewing and updating privilege motion material.
06/06/24	TDA	0.10	Correspondence with I. Andres re: file.
06/07/24	BTE	0.40	Attending interoffice conference with M. Dunn and K. Cohen re: next steps; drafting case conference request form.
06/07/24	CAG	0.20	Emails with A&M re: RBC L/C matters.
06/07/24	FBK	0.30	Review insurance documentation.
06/07/24	GNK	0.50	Teams meeting with B. Tee and M. Dunn re: document production motion; revising case conference form re: June 12 case conference; [REDACTED]
06/07/24	INA	0.50	Reviewing email from M. Dunn re: further extension of construction staging permit; email to M. Dunn; reviewing email from J. Linde re: Court approval of SISP process and reconfiguration plan; email to J. Linde; reviewing OLT decision from settlement hearing on additional six storeys; emails to S. Ferguson, J. Nevsky, F. Mak, E. Mark, D. Huynh, C. Armstrong, J. Linde, T. D'Angelo; reviewing emails from J. Nevsky, K. Butler, T. D'Angelo re: parks levy appeal, severance considerations for SISP process.

Date	TKID	Hours	Description
06/07/24	JCC	0.90	Receipt and review of correspondence from F. Mak; revise Insurance provision of Skygrid Subcontract in accordance with rider provided by Masters Insurance; emails to F. Mak; email to R. Hauk and Osler team.
06/07/24	LJL	0.50	Emails re: insurance issues to complete CCDC contract; multiple emails re: subcontract status.
06/07/24	MSD	5.40	Reviewing and revising Notice of Motion to update documents; drafting report re: MI Payment Motion; correspondence re: Mappro claim.
06/08/24	CAG	0.50	Review and comment on SISP CIM.
06/08/24	GNK	1.60	Drafting Aide Memoire re: July 12 CMC; internal correspondence re: Aide Memoire and Case Conference Form.
06/09/24	MSD	1.30	Reviewing correspondence re: document productions and email to client re: same; reviewing and revising Aide Memoire.
06/10/24	BON	1.60	Attend c with Osler re: SISP matters; attend daily update call with A&M.
06/10/24	BTE	0.20	Reviewing and revising Aide Memoire.
06/10/24	CAG	1.50	Video conference with A&M and Osler re: SISP matters; emails with City counsel re: LC matters; attend status update call with A&M re: discussion of various case matters.
06/10/24	FBK	0.30	E-mails with M. MacKenzie and with A. Duraes (Masters) re: insurance matters.
06/10/24	GNK	3.60	Reviewing and revising Aide Memoire and Notice of Motion re: production motion; internal correspondence re: same.
06/10/24	HOW	0.40	Emails to and from Alvarez and Marsal; office conference between H. Wise and J. Cosentino.
06/10/24	JCC	0.30	Receipt and review of correspondence from F. Mak (x2); emails to F. Mak; email to R. Hauk re: subcontract insurance clauses; receipt and review of correspondence from R. Hauk.
06/10/24	JLI	4.60	Reviewing draft SISP confidential information memorandum; reviewing research re: [REDACTED] reviewing list of Goodmans ongoing activities for weekly lender update; attending daily conference call with Receiver team; reviewing and providing comments on aide memoire of Receiver re: upcoming case conference; drafting form of Holdback Release Agreement for Cult Iron Works Limited.
06/10/24	LJL	0.40	Multiple emails re: status of subcontract and insurance issues.
06/10/24	MSD	4.10	Drafting Aide Memoire; revising Notice of Motion; exchanging correspondence with F. Mak re: residential management fee and construction management fee; attending discussions with client re: various issues.
06/11/24	BON	4.10	Attention to Aide Memoire for June 12 case conference re: MI matters; attend weekly call with A&M and Osler; attention to emails/discussions re: various reconfiguration matters; review and comment on SISP CIM Process Letter; review and comment on draft CIM; attend c with MI counsel re: case conference matters; attend daily update call with A&M; attention to MI Aide Memoire.
06/11/24	CAG	3.60	Review and comment on draft Aide-Memoire; review and comment on CIM and CIM SISP process summary; attend status update call with Osler and A&M;

Date	TKID	Hours	Description
			emails re: Receiver/set-off issues; emails with I. Andres re: reconfiguration matters; video conference with BLG and A&M re: parkland appeal matters; attend status update call with A&M re: discussion of various case matters; consider Aviva issues and reviewing Report re: same; emails re: various SISP matters.
06/11/24	GNK	2.80	Revising and finalizing Receiver's Aide Memoire re: June 12 case conference; email to M. Sheeley re: June 12 case conference; email to D. Trafford re: June 9 document production; Teams meeting with Morse Shannon re: June 12 case conference; revising Notice of Motion and preparing BL1 email re: same; reviewing MI Aide Memoire.
06/11/24	INA	1.00	Reviewing emails from C. Armstrong, B. O'Neill re: Court approval of reconfiguration plan, required Tarion approval and City acceptance of revised plans; emails to C. Armstrong, B. O'Neill; reviewing email from J. Nevsky; videoconference meeting with S. Ferguson, J. Nevsky, C. Armstrong, I. Tang, K. Butler re: Mizrahi parks levy appeal, City valuation of park dedication, basis for OLT appeal, [REDACTED] next steps; reviewing emails from K. Butler, D. Abimbola and OLT appeal materials; email to I. Tang, K. Butler.
06/11/24	JHS	0.30	[REDACTED]
06/11/24	JLI	8.70	Liaising with Court re: signed Orders; preparing comments re: offering process outlined in SISP confidential information memorandum; attending weekly standing conference call with Osler and A&M teams; reviewing law re: [REDACTED] [REDACTED] reviewing and responding to correspondence re: reconfiguration matters; providing comments on correspondence re: SISP matters; updating service list; attending daily conference call with Receiver team; reviewing and revising form of Holdback Release Agreement for Cult Iron Works Limited; reviewing draft Notice of Motion re: production motion; [REDACTED] [REDACTED]
06/11/24	MSD	3.10	Reviewing lien reconciliation and sending same; discussions with client; discussions with opposing counsel; finalizing and serving Aide Memoire; reviewing MI Aide Memoire.
06/11/24	TDA	0.50	Meeting with J. Shore re: Tarion questions; correspondence with internal team re: same.
06/12/24	BON	3.30	Attention to revised Notice of Motion for MI document production motion; attend c re: same; review June 6th Endorsement and attention to service of same; attend daily update call with A&M; attention to CEREICO information requests; attention to lenders Q&As re: SISP matters.
06/12/24	CAG	3.80	Review June 6 hearing Endorsement; emails with internal team re: NDA/information matters; emails with A&M re: SISP matters; emails with City counsel and A&M re: LC/permit matters; video conference with JLL re: SISP/severance matters and pre-call with internal team re: same; interoffice conference with J. Linde re: discussion of SISP VDR matters and various other case matters; video conference with Aviva and A&M re: reconfiguration/deposit matters; attend status update call with A&M re: discussion of various case matters; [REDACTED] [REDACTED] consider contract assignment matters.

Date	TKID	Hours	Description
06/12/24	GNK	1.60	Attending at case conference before Osborne, J. re: scheduling Receiver motion and MI cross-motion; preparing client email re: case conference.
06/12/24	INA	1.30	Discussion with C. Armstrong, T. D'Angelo re: Court approval of SISP process and reconfiguration, anticipated sale discussions, implications for development progress; videoconference meeting with C. Armstrong, T. D'Angelo, S. Ferguson, J. Nevsky, F. Mak, B. Gibson, M. Picken, T. Randa, A. Sterling re: JLL marketing process, severance of commercial component and potential further severances, implications of reconfiguration, sale of commercial space, next steps; reviewing emails from J. Nevsky; reviewing emails from J. Laughlin, G. Fucile, M. Bench, S. Ferguson, C. Armstrong re: required further extension of construction staging permit.
06/12/24	JLI	5.30	Reviewing endorsement of Justice Osborne re: SISP approval motion; attending to service and filing of signed Orders; reviewing and responding to correspondence re: SISP matters; reviewing and revising summaries of hotel agreements and lease agreements; preparing internal note re: same; discussing receivership matters with M. Mackenzie; reviewing and responding to inquiries from stakeholders; attending conference call with Aviva and Westmount re: condominium matters; attending daily conference call with Receiver team.
06/12/24	MSD	3.70	Preparing for and attending case conference; discussions with B. Morrison re: claim, discussions; reviewing CERIECO and MI information requests; revising and circulating Notice of Motion re: production motion; discussions with client.
06/12/24	TDA	2.00	Review of marketing book for site; review of severance submissions; preparation for call with client and JLL; internal call with C. Armstrong and I. Andres in advance of call with client and JLL; call with client and JLL re: severance, potential future severances, and other structuring considerations.
06/13/24	CAG	1.50	Attending to matters re: SISP NDAs, RFCA advance/waivers and emails and telephone conferences with internal team and client re: same; attend status update call with A&M.
06/13/24	FBK	0.60	Review correspondence and documentation from A. Duraes (Masters) and from F. Mak re: insurance matters; e-mail with J. Cosentino re: same.
06/13/24	GNK	0.10	Email to A&M re: Justice Osborne June 12, 2024 Endorsement.
06/13/24	INA	0.10	Discussion with C. Armstrong re: SISP process, approved reconfiguration.
06/13/24	JCC	2.40	Receipt and review of correspondence from R. Hauk; Receipt and review of correspondence from F. Mak; emails to F, Mak; review Skygrid Subcontract re: insurance provisions; begin preparation of CCDC 5B Contract; emails to and from F. Kussner; review correspondence from A. Bela Duares.
06/13/24	JLI	4.20	Reviewing updated version of draft SISP confidential information memorandum; reviewing and providing comments on potential bidders' SISP non-disclosure agreements; preparing forms of RFCA waiver in connection with funding request and letters of credit arrangement; attending daily conference call with Receiver team.
06/13/24	LJL	0.50	Multiple emails re insurance issues for subcontract; reviewing same;
06/13/24	MSD	2.20	Reviewing endorsement; drafting response to J. Morse correspondence; reviewing and revising report re: production motion to reflect new facts; reviewing Royal Bedrock material.

Date	TKID	Hours	Description
06/14/24	CAG	1.30	Attending to matters re: SISP NDA; Cult holdback release agreement and warranty issues; MI payment dispute correspondence and emails with internal team and A&M re: same; review and comment on MI document production notice of motion; telephone call with A&M re: SISP matters.
06/14/24	CBE	0.40	Researching caselaw for Memorandum [REDACTED]
06/14/24	FBK	1.30	Prepare for and attend on Teams call with F. Mak, M. MacKenzie and Masters brokers re insurance matters; e-mails with J. Cosentino re SkyGrid subcontract insurance premiums; e-mails with F. Mak.
06/14/24	JCC	2.90	Receipt and review of correspondence from F Mak; revise Skygrid Subcontract re: insurance provisions - Wrap Up Liability; emails to R. Hauk; review correspondence from A. Bela Duraes; emails to and from F. Kussner; emails to and from C. Armstrong re: Cult Iron Works; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from W. Smith; receipt and review of correspondence from J. Linde; receipt and review of Holdback Release Agreement signed by Cult Iron Works; continue preparation of Summary Document re: CCDC 5B Contract.
06/14/24	JLI	2.70	Reviewing draft RFCA waivers and circulating same for comment; reviewing and responding to correspondence re: Holdback Release Agreement for Cult Iron Works Limited and holdback release matters generally; reviewing and revising non-disclosure agreement for potential bidder in SISP; reviewing draft letter of credit arrangement documents.
06/14/24	LJL	1.00	Multiple emails with F. Mak, J. Cosentino and R. Hauk re: insurance clauses in subcontract; reviewing and commenting on same.
06/14/24	MSD	2.50	Revising Notice of Motion; reviewing material provided by Coco; reviewing correspondence from MI.
06/16/24	GNK	0.40	Reviewing and revising draft correspondence to J. Morse; internal correspondence re: same.
06/16/24	JLI	0.60	Reviewing and providing comments on draft letters of credit arrangement documents; reviewing correspondence and related materials from participating bidder in connection with SISP.
06/16/24	MSD	1.40	Drafting letter to Morse; reviewing motion material; drafting Fourth Report.

Total Fees**\$231,732.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
JCC	Cosentino, Joe	16.80	1,095.00	18,396.00
GNK	Cohen, Kirby	13.00	805.00	10,465.00
TDA	D'Angelo, Tyler	2.90	850.00	2,465.00
JHS	Shore, Jeffrey	0.30	1,135.00	340.50
FBK	Kussner, Francy	5.20	1,210.00	6,292.00

Invoice No. 815599
Our File No. XEBN 232285

June 21, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	35.70	1,265.00	45,160.50
MSD	Dunn, Mark	57.90	965.00	55,873.50
INA	Andres, Ian	3.00	915.00	2,745.00
CAG	Armstrong, Chris	39.10	985.00	38,513.50
LJL	Latham, Joseph	11.20	1,265.00	14,168.00
HOW	Wise, Howard	1.20	1,140.00	1,368.00
BDH	Halfin, Brad	0.40	895.00	358.00
JLI	Linde, Jennifer	50.50	590.00	29,795.00
BTE	Tee, Brittni	4.10	630.00	2,583.00
JSO	Snelgrove, Jill	2.90	790.00	2,291.00
CBE	Bechard, Chloe	0.40	315.00	126.00
DPS	Word Processing	4.60	120.00	552.00
S/O	Overtime, Secretary	2.00	120.00	240.00
Total Fees				\$231,732.00

Disbursements

Description	Amount
Copies	1,068.00
Filing Fee - Motion	339.00
Parking/ Cab / Mileage	9.08
Telephone - Cellular Phone Charges	25.00
Meals	42.94
Total Disbursements	\$1,484.02

Total Fees On This Invoice	\$231,732.00
ON HST @ 13.0%	\$30,125.16
Non-Taxable Disbursements	\$339.00
Taxable Disbursements	\$1,145.02
Total Disbursements On This Invoice	\$1,484.02
ON HST @ 13.0%	\$148.85
Total On This Invoice (CAD)	\$263,490.03
Total On This Invoice (USD)	\$202,887.32

1396

Invoice No. 815599

Our File No. XEBN 232285

Page 10

June 21, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Bay Adelaide Centre
333 Bay Street, Suite 3400
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Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

July 3, 2024

Our File No.	XEBN	232285
Invoice No.		816422

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
06/17/24	BON	0.70	Attention to correspondence from MI counsel re: various matters and draft response to same.
06/17/24	CAG	1.90	Review draft RBC L/C documentation and internal emails re: same; emails with JLL/A&M re: SISP NDA matters; review and comment on draft SISP notice re: elimination of Participating Bidder and emails with J. Linde re: same; attend status update call re: discussion of various case matters; review correspondence from Gamma counsel.
06/17/24	CBE	2.50	Researching caselaw for Memorandum [REDACTED]
06/17/24	GNK	0.50	Revising Receiver's Report per Notice of Motion; exchanging internal correspondence re: same.
06/17/24	JCC	0.90	Review emails between J. Linde and C. Armstrong re: Cult Iron Works; review warranty documents and Holdback Release Agreement signed by Cult Iron Works; continue preparation of summary re: CCDC 5B Contract.
06/17/24	JLI	4.60	Reviewing comments on SISP non-disclosure agreements; updating service list; reviewing inquiries from trades re: holdback release matters; preparing draft correspondence re: SISP matters; reviewing and providing comments on draft correspondence to counsel to Mizrahi Inc.; attending daily conference call with Receiver team; reviewing and providing comments on draft Report re: motion to compel production; reviewing draft motion materials of subcontractor re: payment dispute.
06/17/24	MSD	3.60	Drafting and circulating responding letter to J. Morse; reviewing and revising Third Report of the Receiver; discussions with client re: various issues.
06/18/24	CAG	4.60	Review and comment on draft correspondence to MI counsel; review and comment on draft Third Report; interoffice conference with M. Dunn re: MI payment motion issues; review and comment on RBC Cash Collateral Agreement and interoffice conference with D. Dedic and J. Linde re: RBC L/C documentation; review and comment on weekly update; attend status update call

Date	TKID	Hours	Description
			with Osler and A&M; review and comment on RFCA consent re: LC facility and emails with J. Linde re: same; begin drafting response to Gamma; review precedent claim resolution orders.
06/18/24	CBE	3.00	Researching caselaw for Memorandum [REDACTED]
06/18/24	DDC	1.00	Reviewing RBC security documents; revising Cash Collateral Agreement; reviewing PPSA draft; telephone call with C. Armstrong and J. Linde.
06/18/24	GNK	0.60	Discussion with M. Dunn re: relativity training and 5pm client call; email to Alvarez and Marsal re: relativity and document review; reviewing June 18, 2024 correspondence from Core Architects.
06/18/24	INA	0.20	Reviewing email from M. Dunn re: potential motion to lift stay; reviewing status of construction staging permit extension; email to M. Dunn, C. Armstrong.
06/18/24	JCC	1.20	Receipt and review of Holdback Release Agreement re: Cult Iron re: executed by all parties; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; receipt and review of Scope of Work Breakdown re: Bass Installation; review articles and caselaw [REDACTED]
06/18/24	JLI	6.30	Reviewing and circulating comments on production of motion materials; reviewing, updating and circulating list of ongoing Goodmans activities for Weekly Lender Update; meeting with D. Dedic and C. Armstrong re: letter of credit documentation; reviewing, revising and circulating same for comment; attending weekly standing conference call with Osler and A&M teams; reviewing and providing comments on SISP non-disclosure agreements; discussing receivership matters with M. Mackenzie; reviewing and revising draft consent re: letters of credit arrangement; attending conference call with Receiver team.
06/18/24	JMA	0.20	Corresponding with K. Cohen regarding joining file and client call tomorrow.
06/18/24	MSD	2.30	Discussions with client; reviewing correspondence from Core; reviewing motion material; reviewing Mappro email; reviewing and revising report re: production motion and letter to J. Morse.
06/19/24	BDH	0.20	Conference call with J. Cosentino re: [REDACTED]
06/19/24	BON	0.60	Attention to draft Third Report of the Receiver re: MI document production motion.
06/19/24	CAG	2.10	Emails with City counsel re: LC status; review SISP NDA revisions from various bidders and emails with J. Linde and A&M re: same; finalize draft response to Gamma letter; telephone call with J. Linde re: JLL SISP questions.
06/19/24	GNK	0.50	Attending Teams meeting with Alvarez & Marsal Canada ULC re: Relativity and document review.
06/19/24	INA	0.10	Reviewing email from Laughlin re: City capital works schedule, potential implications for Balmuto staging permit.
06/19/24	JCC	1.90	Receipt and review of correspondence from F. Mak; emails to F. Mak; finalize Memo re: Release of Holdback re: Bass Installation Subcontract; continue preparation of CCDC 5B Summary Chart.
06/19/24	JLI	5.40	Reviewing SISP non-disclosure agreements; reviewing and responding to correspondence re: same; reviewing and preparing preliminary responses to broker questions re: SISP; reviewing underlying Project contracts to assist with preparation of responses; discussing various receivership matters with C.

Date	TKID	Hours	Description
			Armstrong; revising draft letters of credit arrangement documentation; attending daily conference call with Receiver team.
06/19/24	JMA	0.50	Attending call with legal team and Alvarez & Marshal regarding document production.
06/19/24	MSD	3.00	Reviewing and revising Third Report, sending to client; revising letter to J. Morse and sending to client; reviewing document database; meeting re: document database; meeting with client.
06/20/24	CAG	0.90	Attend teleconference with A&M and JLL re: discussion of SISP matters; review A&M comments on RBC documentation.
06/20/24	CBE	1.30	Researching caselaw for Memorandum [REDACTED]
06/20/24	GNK	0.20	Internal correspondence re: Third Receiver Report and Notice of Motion.
06/20/24	JCC	0.90	Finalize draft summary of CCDC 5B Contract re: due diligence purposes.
06/20/24	JLI	4.70	Reviewing and providing comments on SISP non-disclosure agreements; reviewing and compiling exhibits to Third Report of Receiver re: production motion; reviewing and revising Third Report of Receiver; attending conference call with A&M and JLL re: SISP matters; reviewing and revising draft letter of credit documentation; reviewing and responding to correspondence re: various receivership matters.
06/20/24	MSD	1.20	Reviewing and revising Third Report; reviewing correspondence with J. Morse; e-mails with client re: same.
06/21/24	BON	0.60	Attention to draft Third Report of the Receiver re: MI document production motion and motion record re: same.
06/21/24	CAG	0.20	Review and comment on bidders revisions to various SISP NDAs and emails with J. Linde re: same.
06/21/24	CAG	0.20	Review and comment on bidders revisions to various SISP NDAs and emails with J. Linde re: same.
06/21/24	CBE	1.00	Researching caselaw and drafting Memorandum [REDACTED]
06/21/24	GNK	4.00	Attending telephone call with M. Dunn re: search terms and delivery of Third Receiver's Report and Notice of Motion; exchanging internal correspondence re: same; reviewing and revising motion materials and Third Receiver's Report re: production motion; preparing list of search terms.
06/21/24	INA	0.20	Reviewing emails from J. Linde, R. Davidge re: severance details, status of cost sharing and reciprocal rights agreements; email to J. Linde; reviewing email from Laughlin re: construction staging permit extension.
06/21/24	JLI	4.30	Reviewing, revising and assisting with finalizing Third Report of the Receiver; reviewing and responding to correspondence re: same; reviewing comments on SISP non-disclosure agreements and preparing summary note re: same; reviewing correspondence from trades.
06/21/24	MSD	0.80	Finalizing and serving Motion Record re: payment motion; receiving and reviewing MI Motion Record.
06/22/24	JCC	0.40	Receipt and review of correspondence from F. Mak; review revised Summary re: CCDC 5B; email to F. Mak.
06/23/24	CBE	1.50	Researching caselaw and drafting Memorandum [REDACTED]

Date	TKID	Hours	Description
06/23/24	GNK	2.40	Reviewing draft form of Order and incorporating revisions; preparing list of search terms re: Relativity searches.
06/23/24	JCC	0.20	Receipt and review of correspondence from F. Mak; review finalized Summary re: CCDC 5B Contract.
06/23/24	JLI	1.50	Reviewing draft Order re: production motion; preparing correspondence re: letter of credit documentation; reviewing potential bidders' comments on non-disclosure agreements; reviewing CCDC 5B construction contract summary.
06/24/24	BON	2.20	Review and comment on draft Order re: MI document production; review and discuss MI motion record for August 9; attend daily update call with A&M.
06/24/24	CAG	6.30	Attending to matters re: SISP NDAs; MI payment litigation and discovery motion and form of order; CCDC5-B summary; RBC letter of credit facility and LC exchange; severance; Modern Niagara demand/cost reconciliation; MI cross-motion; response to Gamma; various SISP matters; Tarion request list; attends status update call with A&M.
06/24/24	CBE	0.50	Researching caselaw and drafting Memorandum [REDACTED]
06/24/24	INA	0.20	Reviewing emails from J. Linde, R. Davidge re: severance implications, status of cost sharing and reciprocal rights agreements; reviewing emails from C. Armstrong re: status of LC for City indemnity agreement, Tarion considerations for reconfiguration.
06/24/24	JCC	0.10	Review correspondence from J. Linde to F. Mak.
06/24/24	JLI	3.30	Reviewing potential bidder comments on non-disclosure agreements and preparing responses to same; reviewing and responding to correspondence re: same; reviewing and responding to correspondence re: severance matters and lien notice matters; attending daily conference call with Receiver team.
06/24/24	MSD	2.20	Discussion with client; reviewing Motion Record served by MI; reviewing Modern Niagara correspondence; discussions with counsel to Mappro re: potential lift-stay.
06/25/24	BON	2.70	Attend daily update call with Osler and A&M; attention to emails/discussions and review of SISP NDA re: MI participation in SISP; attention to draft correspondence to Gamma re: lien notice; attention to draft reply to Core; attend daily update call with A&M; attention to weekly update deck.
06/25/24	BTE	1.00	Attending interoffice conference re: strategy and next steps.
06/25/24	CAG	5.20	Attending to matters re: SISP NDAs; review comments on and revising Gamma response letter; review RFCA waiver; review condo APS re: shared service matters; drafting reply letter to Core; attend status update call with lender counsel; attend status update call with A&M; review claim resolution precedents.
06/25/24	CBE	0.50	Researching caselaw and drafting Memorandum [REDACTED].
06/25/24	GNK	1.20	Correspondence with B. Tee re: letter to J. Morse re: holdback; Teams meeting with M. Dunn and Goodmans team re: next steps.
06/25/24	INA	0.30	Reviewing emails from C. Armstrong, T. D'Angelo, R. Davidge re: status of cost sharing and reciprocal rights agreements; emails to C. Armstrong, T. D'Angelo, R. Davidge; [REDACTED]
06/25/24	JCC	0.10	Receipt and review of correspondence from F. Mak re: CCDC 5B Summary.

Date	TKID	Hours	Description
06/25/24	JLI	2.70	Reviewing potential bidder comments on non-disclosure agreements and preparing responses to same; updating list of Goodmans ongoing activities for Weekly Lender Update; attending weekly standing conference call with Osler and A&M teams; reviewing draft correspondence to trades; attending daily conference call with Receiver team.
06/25/24	JMA	1.10	Attending meeting with legal team to discuss history of file and strategy for next steps.
06/25/24	MSD	3.40	Discussion with Osler re: update and next steps; reviewing new issues re: potential claims; drafting responding motion material; drafting letter.
06/25/24	SPS	1.00	Meeting with M. Dunn, J. Martschenko, K. Cohen and B. Tee re: matter update and next steps.
06/26/24	BON	1.90	Attention to SISP NDA for Sam Mizrahi and drafting and discussions re: same; attend daily update call with A&M; attention to draft correspondence to Morse.
06/26/24	CAG	3.40	Attending to matters re: SISP NDAs; Gamma reply correspondence; MI dispute matters; drafting Lien Claim Resolution Order and reviewing precedents.
06/26/24	CBE	2.00	Researching caselaw and drafting Memorandum [REDACTED]
06/26/24	GNK	0.40	Reviewing and revising search terms list re: review of Project emails; exchanging internal correspondence re: same; preparing email to Alvarez & Marsal re: same.
06/26/24	INA	0.50	Videoconference meeting with T. D'Angelo, R. Davidge, S. Sharp re: severance implications, potential further severance of commercial components, status of cost sharing and reciprocal rights agreements, implications of reconfiguration, next steps; reviewing in-force zoning by-law amendments.
06/26/24	JLI	1.80	Reviewing potential bidder comments on non-disclosure agreements and preparing responses to same; corresponding re: letters of credit arrangement; reviewing draft correspondence to counsel to Mizrahi Inc.; attending daily conference call with Receiver team; reviewing Goodmans litigation tracker.
06/26/24	JMA	1.10	Meeting with M. Dunn to receive instructions on drafting sections of Receiver's Report; corresponding with legal team regarding same and documents received from opposing counsel.
06/26/24	MSD	4.80	Reviewing and analyzing documents produced by MI for relevance to set-off claims and MI Payment Motion; sending instructions to J. Martschenko re: commissions issues; calls with client; reviewing Irpinia and Mar-Tek issues.
06/27/24	BON	1.80	Attention to draft Lien Claim Resolution Order; attention to draft correspondence to Modern Niagara; attention to draft correspondence to CORE Architects; attention to matters re: MI email database; attend daily update call with A&M.
06/27/24	CAG	5.20	Review comments on Core response letter and revising same and reviewing Core background memo; continue drafting/revising Lien Claim Resolution Order and circulating for comment; review Modern Niagara correspondence/background memo and drafting reply correspondence; telephone call with M. Dunn re: MI database matters; review internal comments on Lien Claim Resolution Order and emails re: same; telephone call with RBC counsel re: LC documentation; telephone call with [REDACTED] counsel re: NDA matters; attend status update call with A&M.
06/27/24	CBE	1.90	Drafting and revising Memorandum [REDACTED]

Date	TKID	Hours	Description
06/27/24	GNK	0.10	Exchanging internal correspondence re: draft Order.
06/27/24	INA	0.30	Reviewing emails from C. Armstrong, J. Linde, T. D'Angelo, J. Silver [REDACTED] [REDACTED] emails to C. Armstrong, J. Linde, T. D'Angelo; reviewing email from J. Daniels and staff recommendation report re: extension of construction staging permit to February 2026; email to M. Dunn, C. Armstrong, J. Linde.
06/27/24	JLI	8.80	Reviewing potential bidder comments on SISP non-disclosure agreements and preparing responses to same; reviewing and revising draft correspondence to certain trades and consultants re: payment matters; reviewing underlying documents re: consultant payment dispute; preparing and responding to correspondence re: severance and condominium cost-sharing matters; reviewing and providing comments on draft Claims Resolution Order; reviewing and providing comments on student research re: [REDACTED] discussing same with student; attending conference call with counsel to RBC re: letters of credit arrangement documentation; reviewing and revising such documentation and circulating for further comment; reviewing and responding to correspondence re: payment of holdback amounts; attending daily conference call with Receiver team.
06/27/24	JMA	1.50	Reviewing previous receivers report, memo, and presentation from client on commissions [REDACTED] [REDACTED] corresponding with opposing counsel regarding privileged emails located in database.
06/27/24	MSD	5.50	Reviewing database to identify deficiencies and relevant information; preparing correspondence to J. Morse re: database issues; reviewing agreement; reviewing Core correspondence.
06/28/24	CAG	0.50	Review and comment on revised Modern Niagara letter; emails with A&M re: SISP NDA matters.
06/28/24	INA	0.10	Reviewing OLT amending decision re: rezoning for additional 6 storeys; reviewing emails from J. Linde, T. D'Angelo, J. Silver re: cost sharing issues.
06/28/24	JLI	1.90	Reviewing and responding to correspondence re: various receivership matters; revising draft correspondence to trades; updating internal tracker of key Goodmans open items.
06/28/24	JMA	1.00	Reviewing relevant reports and documents regarding potential set-off claims by receiver.
06/28/24	MSD	0.70	Drafting Supplemental Report (MI Production Motion).

Total Fees	\$123,694.00
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
INA	Andres, Ian	1.90	915.00	1,738.50
BON	O'Neill, Brendan	10.50	1,265.00	13,282.50
SPS	Stothart, Sarah	1.00	805.00	805.00
CAG	Armstrong, Chris	30.50	985.00	30,042.50
GNK	Cohen, Kirby	9.90	805.00	7,969.50
MSD	Dunn, Mark	27.50	965.00	26,537.50

Invoice No. 816422
Our File No. XEBN 232285

JCC	Cosentino, Joe	5.70	1,095.00	6,241.50
BDH	Halfin, Brad	0.20	895.00	179.00
DDC	Dedic, Dan	1.00	985.00	985.00
JLI	Linde, Jennifer	45.30	590.00	26,727.00
JMA	Martschenko, Julia	5.40	725.00	3,915.00
BTE	Tee, Brittni	1.00	630.00	630.00
CBE	Bechard, Chloe	14.20	315.00	4,473.00
DPS	Word Processing	1.40	120.00	168.00
Total Fees				\$123,694.00

Disbursements

Description	Amount
Copies	43.00
Computer Searches - Westlaw Carswell	2,940.00
Parking/ Cab / Mileage	28.57
Telephone - Cellular Phone Charges	102.00
Total Disbursements	\$3,113.57

Total Fees On This Invoice	\$123,694.00
ON HST @ 13.0%	\$16,080.22
Non-Taxable Disbursements	(\$0.00)
Taxable Disbursements	\$3,113.57
Total Disbursements On This Invoice	\$3,113.57
ON HST @ 13.0%	\$404.76
Total On This Invoice (CAD)	\$143,292.55
Total On This Invoice (USD)	\$110,335.26

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
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goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

July 17, 2024

Our File No. XEBN 232285
Invoice No. 817057

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
06/24/24	TDA	0.20	Review of correspondence re: Tarion matters and cost sharing agreements.
06/26/24	TDA	0.70	Call with I. Andres and Osler re: cost-sharing arrangements and other file matters.
07/01/24	BON	1.10	Attention to revised version of NDA for MI and emails/discussions re: same.
07/01/24	CAG	0.20	Emails re: SISP NDA matters and reviewing revised NDA.
07/01/24	JLI	0.30	Reviewing form of Non-Disclosure Agreement for potential bidder.
07/02/24	BON	4.90	Attend weekly update call with Osler and A&M; attention to emails/discussions re: SISP NDA for MI; attend c with MI counsel re: production motion matters; attend daily update call with A&M; review Developer Proposals from SISP Process.
07/02/24	CAG	4.30	Attend status update call with Osler & A&M; emails with Beard Winter re: RBC L/C facility; attend call with MI counsel re: discussion of various outstanding motion disputes and potential resolution; reviewing SISP data room; review and comment on weekly update deck; reviewing development proposals; attend status update call with A&M.
07/02/24	CBE	2.00	Revising Memorandum [REDACTED]
07/02/24	GLL	0.20	Review on Teraview to determine if the Transfers have been certified; email to T. D'Angelo.
07/02/24	INA	0.10	Reviewing email from J. Linde re: architectural plans to implement reconfiguration; email to J. Linde.
07/02/24	JLI	6.10	Reviewing and revising service list for Project trades; attending weekly standing

Date	TKID	Hours	Description
			conference call with Osler and A&M teams; updating list of Goodmans ongoing activities for Weekly Lender Update; preparing notes for meeting with Harris Sheaffer re: condominium matters; preparing internal summary note re: same; attending conference call with counsel to Mizrahi Inc.; finalizing letters of credit arrangement documentation for signature; preparing form of Notice of Motion re: Lien Claims Resolution Order; attending daily conference call with Receiver team; reviewing and responding to correspondence re: reconfiguration matters; reviewing list of documents included in SISP data room.
07/02/24	JMA	3.50	Drafting portion of Receiver's Report on set-off claims and reviewing relevant documents for same; reviewing correspondence with clients regarding update from opposing counsel on document production.
07/02/24	MSD	3.50	Exchanging correspondence and attending discussions re: procedural motion and potential settlement; drafting report for procedural report; attending discussion with client; drafting correspondence to J. Morse.
07/03/24	CAG	2.90	Emails with Gamma counsel and client re: Gamma motion scheduling; review and comment on revised SISP NDAs and emails with J. Linde re: same; attend video conference with J. Silver [REDACTED] emails with RBC counsel re: LC facility matters; telephone call with M. Mackenzie re: discussion of potential transition to CCAA matters; review correspondence from MI counsel and comment on proposal re: production of documents; reviewing J. Linde summary of discussion with J. Silver re: reconfiguration matters.
07/03/24	DDC	0.30	Correspondence re: LC security.
07/03/24	INA	0.80	Videoconference meeting with C. Armstrong, J. Linde, T. D'Angelo, J. Silver, R. Davidge, S. Sharp [REDACTED] [REDACTED] reviewing emails from C. Armstrong, J. Linde.
07/03/24	JLI	6.30	Providing further updates to the list of Goodmans ongoing activities for Weekly Lender Update; reviewing terms of amendments to existing agreements of purchase and sale; reviewing potential bidder comments on SISP non-disclosure agreements; attending conference call with Harris Sheaffer re: condominium matters; discussing same with T. D'Angelo; reviewing correspondence from counsel to Mizrahi Inc.; reviewing and responding to correspondence re: letters of credit arrangement; speaking with M. Mackenzie re: receivership matters; drafting Notice of Motion re: Lien Claims Resolution Order; preparing form of Factum re: same.
07/03/24	JMA	2.20	Drafting and finalizing section of Receiver's Report on potential set-off claims of debtor and sending same to M. Dunn for review; reviewing correspondence with clients regarding update on document production and motion timing.
07/03/24	MSD	1.30	Attending phone call with counsel to Mizrahi Inc. [REDACTED] [REDACTED] exchanging correspondence with client re: same; reviewing commissions section of payment motion response.
07/03/24	TDA	1.20	Review of file materials; call w. J. Silver and Osler re: cost-sharing agreements and condominium matters; call w. J. Linde re: same; review of zoning by-law.
07/04/24	BON	1.90	Attention to emails/discussions re: various developer matters; attend bi-weekly update call with A&M.

Date	TKID	Hours	Description
07/04/24	BTE	0.80	Reviewing correspondence of J. Morse [REDACTED]
07/04/24	CAG	3.70	Attending to matters re: RBC LC matter and emails and telephone calls with A&M and RBC re: same; revising Gamma case conference request and emails with Gamma counsel re: same; interoffice conference with J. Linde re: drafting Gamma motion materials and status of various other case matters; considering MI dispute issue and internal emails re: same; [REDACTED] consider Osler questions on various case matters and internal emails re: same; emails and telephone conference with A&M and RBC re: LC arrangements.
07/04/24	CBE	1.50	Revising Memorandum [REDACTED]
07/04/24	FBK	0.30	Review correspondence from A&M and from Masters re insurance matters.
07/04/24	INA	0.50	Reviewing emails from E. Mark re: updated plans showing reconfiguration, strategy and timing for presenting to City; email to E. Mark; emails to J. Daniels re: Councillor Saxe position on staging permit extension, further renewal application for noise exemption; reviewing emails from J. Daniels; reviewing email from J. Linde [REDACTED]
07/04/24	JCC	0.80	Receipt and review of correspondence from F. Mak; emails to and from C. Armstrong and J. Linde; [REDACTED] revise draft response to Watters (subcontractor).
07/04/24	JLI	7.60	Reviewing and responding to correspondence re: letters of credit arrangement; reviewing notes re: reconfiguration discussions with Harris Sheaffer and circulating same; reviewing correspondence from trades re: payment matters; reviewing correspondence and documents re: Mizrahi Inc. production motion; advancing Factum re: Lien Claims Resolution Order; reviewing underlying law to assist with same; meeting with C. Armstrong re: various receivership matters; preparing responses to questions received from Osler re: litigation matters; reviewing and providing comments on SISP documentation prepared by Receiver; attending daily conference call with Receiver team; reviewing and revising responses to questions from subcontractor re: transition of subcontract to Skygrid.
07/04/24	MSD	1.20	Reviewing correspondence from J. Morse; exchanging emails with J. Morse and client re: motion issues; drafting Supplemental Report in response to Mizrahi Inc. motion.
07/05/24	CAG	4.20	[REDACTED] attending to matters re: RBC LC and emails with City, A&M and RBC re: same; [REDACTED]
07/05/24	DDC	0.30	Correspondence re: RBC LC facility documents.
07/05/24	INA	1.00	Emails to J. Linde re: StrategyCorp discussions; reviewing emails from J. Linde; reviewing email from E. Mark and revised architectural plans and letter summarizing changes; comparing changes against previous notes and correspondence; [REDACTED] email to E. Mark re: confirmation of amenity area, revisions to plans.
07/05/24	JCC	0.60	Review correspondence from J. Linde to F. Mak; receipt and review of

Date	TKID	Hours	Description
			correspondence from F. Mak; review revised responses to Walter's Inc.; receipt and review of correspondence from S. Ferguson.
07/05/24	JLI	5.30	Reviewing draft Lien Claims Resolution Order; circulating same for comment; preparing draft Receiver's Report re: Lien Claims Resolution Order; revising Notice of Motion re: Lien Claims Resolution Order; reviewing and providing comments on student research [REDACTED] reviewing and finalizing responses to questions from subcontractor re: transition of subcontract to Skygrid; reviewing draft letter of credit documentation.
07/05/24	MSD	2.20	Reviewing and revising confidentiality terms; drafting report responding to payment motion; reviewing draft from J. Martschenko.
07/06/24	CAG	1.60	Review and comment on RBC Loan Agreement and emails with A&M and internal team re: same; review revised RBC Loan Agreement and emails with J. Linde re: same.
07/06/24	DDC	0.20	Correspondence re: RBC Loan Agreement.
07/06/24	JLI	0.50	Reviewing and revising draft letters of credit documentation; circulating same for comment.
07/07/24	CAG	0.40	Emails with A&M and J. Linde re: RBC L/C matters.
07/07/24	DDC	0.20	Correspondence re: RBC Loan Agreement.
07/07/24	JLI	1.70	Circulating revised letters of credit documentation for comment; reviewing and preparing draft response to subcontractor email re: payment matters; reviewing and providing comments on draft SISP process update letter.
07/08/24	BON	2.10	Attention to draft Lien Claims Resolution Order; attention to draft confidentiality terms of payment motion documents; attention to correspondence with Core; attention to correspondence with Aviva/Tarion; attention to draft correspondence with Modern Niagara; attention to draft SISP process letter and emails/discussions re: same.
07/08/24	BTE	0.40	Revising letter to J. Morse [REDACTED]
07/08/24	CAG	4.80	Review correspondence with Modern Niagara and review/revise draft response to Modern Niagara; review Tarion correspondence and enclosures; [REDACTED] review Osler and internal comments on Lien Claim Resolution Order and revising same; emails with RBC counsel re: L/C arrangement matters and attending to matters re: LC facility/replacement of LCs and opinion; review and comment on SISP process letter; emails with City counsel re: LC matters; review/consider Miele issues; consider APS PIPEDA issues and emails with J. Linde re: same; review and comment on letter to MI counsel re: confidentiality terms.
07/08/24	CDA	0.20	Reviewing email from J. Linde; reviewing Teraview and VuMap system; obtaining and reviewing PIN for 762 Yonge Street; providing information to J. Linde.
07/08/24	DDC	0.70	Correspondence re: opinion; discussion with J. Linde and C. Armstrong.
07/08/24	FBK	0.30	Review correspondence and documentation from A. Duraes (Masters) re insurance matters.
07/08/24	JLI	9.10	Reviewing and revising draft response to subcontractor email re: payment

Date	TKID	Hours	Description
			matters; reviewing and incorporating comments on Lien Claims Resolution Order; reviewing and providing comments on draft confidentiality terms re: Mizrahi Inc. document production matters; reviewing matters re: adjacent property ownership and responding to correspondence re: same; advancing Receiver Report re: Lien Claims Resolution Order; reviewing matters re: equipment lease; speaking with A. Sterling re: same; reviewing and incorporating comments on draft SISP process update letter; reviewing and responding to correspondence re: letters of credit documentation; preparing directors' resolution, officer's certificate and corporate opinion re: letters of credit arrangement; reviewing constating documents of Alvarez & Marsal Canada Inc. to assist with preparation of same; reviewing redacted forms of condominium sale agreements and responding to correspondence re: same.
07/08/24	JMA	0.80	Reviewing and revising letter to opposing counsel regarding Debtor's potential set-off claims; reviewing correspondence from architect regarding updated fees and reporting to client on same.
07/08/24	MSD	4.00	Drafting letter to J. Morse re: potential set-off claims; drafting and revising Agreement re: confidentiality; drafting receiver's report; reviewing MI payment approval documents.
07/08/24	PKU	0.10	Pulling certificate of compliance for Alvarez & Marsal Canada Inc
07/09/24	BON	2.40	Attention to discussions re: various developer matters; attention to draft response to Gamma; attend bi-weekly update call with A&M; attention to emails/discussions re: potential claims officer candidates; attention to draft letter to MI re: set-off claims; attention to weekly A&M update document.
07/09/24	CAG	5.20	Attend status update call with Osler; emails with internal team re: developer qualifications; internal emails re: claims officer matters; review and comment on draft RBC opinion and related documents; attending to matters re: LC arrangements; review and comment on listing of MI set-off claims; review and comment on revised version of Holdback Release Agreement and emails with J. Linde re: same; [REDACTED] attends status update call with A&M; review and comment on lender update report; brief review of transition checklist.
07/09/24	DDC	1.10	Reviewing opinion to RBC and supporting documents; revising same.
07/09/24	JCC	0.20	Emails to and from Goodmans personnel [REDACTED]
07/09/24	JLI	9.70	Reviewing list of Goodmans' ongoing activities for Weekly Lender Update; revising draft shareholder resolution, officer's certificate and opinion re: letters of credit arrangement; reviewing and responding to correspondence re: same; attending weekly standing conference call with Osler and A&M teams; reviewing and revising Holdback Release Agreement for certain subcontractors; preparing forms of Holdback Release Agreement for subcontractors based on continuing role on Project; reviewing certain equipment lease matters; discussing various receivership matters with C. Armstrong; reviewing draft correspondence to counsel to Mizrahi Inc. re: payment motion matters; attending daily conference call with Receiver team; advancing draft Receiver's Report re: Lien Claims Resolution Order; preparing form of Aide Memoire re: Gamma case conference.
07/09/24	JMA	0.30	Reviewing correspondence to legal team regarding letter to opposing counsel on

Date	TKID	Hours	Description
			set-off claims and reviewing correspondence to opposing counsel on same; reviewing correspondence with legal team regarding letter to opposing counsel on confidentiality terms and on amending the database to segregate privileged documents.
07/09/24	MSD	3.60	Reviewing and revising confidentiality terms and set-off letters; discussions with client; preparing correspondence re: additional issues, preparing correspondence re: motion, preparing correspondence re: database issues; reviewing and revising draft report re: commission issues.
07/09/24	TDA	0.10	Correspondence re: file.
07/10/24	BON	1.60	Attention to draft CCAA transition checklist; attention to matters re: Modern Niagara payment.
07/10/24	CAG	0.80	Attending to matters re: Community counsel meeting re: street permit and numerous emails with KDC and internal team re: same; emails with RBC re: status of replacement LCs.
07/10/24	FBK	0.20	E-mails with J. Nevsky re: insurance follow-up.
07/10/24	INA	0.30	Reviewing emails from A. Grove-White, J. Daniels, C. Armstrong, M. Dunn, J. Linde re: TEYCC meeting, Councillor Saxe willingness to endorse February 2026 extension to construction staging permit, commitment to artwork hoarding, status of LC; reviewing TEYCC agenda and staff recommendation report; emails to A. Grove-White, J. Daniels, C. Armstrong, M. Dunn, J. Linde.
07/10/24	JLI	6.30	Attending to various municipal matters re: community council meeting re: extension of construction staging area permit, including observing council meeting, with Strategy Corp, and reviewing and revising letter to be submitted in connection with meeting; drafting Aide Memoire re: Gamma case conference; reviewing underlying materials to assist with preparation of same; reviewing constating documents of Alvarez & Marsal Canada Inc. and Alvarez & Marsal Canada ULC; responding to correspondence re: letters of credit documentation; preparing draft correspondence to trade re: payment matters.
07/10/24	JMA	0.80	Meeting with M. Dunn regarding draft Receiver's Report and amendments to same; revised supplementary Receiver's Report.
07/10/24	MSD	5.40	Drafting and revising Supplemental Report to Third Report; discussions with S. Stothart re: next steps and strategic issues; reviewing and revising report on commissions; finalizing and sending list of issues requested by MI; discussions with J. Martschenko re: motion material; addressing various issues relating to permit issues and artwork hoarding; drafting email to Core re: fee dispute.
07/10/24	PKU	0.10	Pulling profile report for 760 Yonge Street Investments Inc.
07/10/24	SPS	0.90	Meeting with M. Dunn re: next steps; reviewing correspondence.
07/11/24	BON	2.40	Attention to draft Third Report of the Receiver; attention to draft Aide Memoire re: Gamma; attention to draft CCAA transition checklist; attention to SISP NDA for MI and emails/discussions re: same.
07/11/24	BTE	6.40	Revising Supplemental Report to Third Report of Receiver; compiling exhibits; serving and filing; reviewing available documents and drafting letter to J. Morse identifying key documents.

Date	TKID	Hours	Description
07/11/24	CAG	2.90	Review/revise response to Modern Niagara; review/revise draft Aide Memoire re: Gamma dispute; review emails re: RBC LC opinion; attend status update call with A&M; review and comment on Supplemental Third Report.
07/11/24	INA	0.20	Reviewing emails from C. Armstrong, T. D'Angelo, J. Cosentino [REDACTED] [REDACTED] emails to colleagues; email to B. O'Neill, C. Armstrong, J. Linde, T. D'Angelo, J. Cosentino; reviewing emails from E. Mark re: revised architectural plans and summary letter.
07/11/24	JLI	7.60	Reviewing and providing comments on post-SISP preparation checklist; reviewing and providing comments on draft Supplemental Report to Third Report of the Receiver; compiling appendices to same; finalizing shareholder resolution re: letters of credit arrangement; reviewing and updating Receiver Aide Memoire re: case conference with Gamma Windows; reviewing potential bidder comments on SISP Non-Disclosure Agreement; preparing internal note re: same; reviewing correspondence re: Mizrahi Inc. Payment Motion matters; attending daily conference call with Receiver team; attending to finalization and service of Supplemental Report to Third Report of Receiver; reviewing student research [REDACTED]
07/11/24	JMA	0.60	Amending draft portion of report on set-off claims and discussed commissions claims with B. Tee; reviewing correspondence with corporate team and clients on draft Supplemental Report; reviewing draft email to court providing update on status of motions.
07/11/24	MSD	5.30	Reviewing and revising Supplemental Report; exchanging correspondence with client re: same, finalizing and serving; drafting and revising letter to Court; reviewing and revising Aide Memoire re: Gamma issues; reviewing Gamma Aide Memoire; reviewing CCAA transition plan; reviewing MI comments on NDA; reviewing payment documents received from Osler.
07/11/24	SPS	0.80	Drafting letter to Justice Osborne; reviewing reports and motion materials.
07/12/24	BON	1.30	Attention to SISP NDA for Sam Mizrahi; attention to Aide Memoire for Gamma case conference; attention to CCAA transition checklist.
07/12/24	BTE	0.40	Filing Third Supplemental Report; Reviewing documents for use in Receiver's motions.
07/12/24	CAG	3.70	Review Gamma's aide memoire; telephone call with Osler re: comments on aide memoire re: Gamma Motion and revising same; emails with J. Linde re: MI and proposal partner NDAs and revising revisions; emails with A&M re: questions on LC opinion/resolution matters and telephone call with J. Linde re: same; review and comment on draft CCAA transition checklist; telephone call with C. Bechard [REDACTED] [REDACTED] emails with City lawyer re: LC matters; [REDACTED]
07/12/24	DDC	0.20	Correspondence re: A&M resolution.
07/12/24	JLI	5.70	Reviewing Gamma Windows Aide Memoire re: case conference; preparing form of non-disclosure agreements for potential bidders in SISP; reviewing constating documents of Alvarez & Marsal Canada Inc. and Alvarez & Marsal Canada ULC re: letters of credit arrangement matters; reviewing and revising post-SISP preparation checklist; reviewing case law and precedents re: certain insolvency matters to assist with same; finalizing Receiver's Aide Memoire re: case

Invoice No. 817057
Our File No. XEBN 232285

Date TKID Hours Description

conference with Gamma Windows; attending to service and filing of same.

07/12/24 JMA 1.20 Amending portion of Receiver's Report on set off claims in line with meeting with M. Dunn and sending to same for review.

Total Fees **\$146,655.00**

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	17.70	1,265.00	22,390.50
MSD	Dunn, Mark	26.50	965.00	25,572.50
SPS	Stothart, Sarah	1.70	805.00	1,368.50
JCC	Cosentino, Joe	1.60	1,095.00	1,752.00
DDC	Dedic, Dan	3.00	985.00	2,955.00
FBK	Kussner, Franci	0.80	1,210.00	968.00
INA	Andres, Ian	2.90	915.00	2,653.50
CAG	Armstrong, Chris	34.70	985.00	34,179.50
TDA	D'Angelo, Tyler	2.20	850.00	1,870.00
JMA	Martschenko, Julia	9.40	725.00	6,815.00
BTE	Tee, Brittni	8.00	630.00	5,040.00
JLI	Linde, Jennifer	66.20	590.00	39,058.00
CDA	D'Aversa, Christina	0.20	610.00	122.00
GLL	Lauzon, Gloria	0.20	610.00	122.00
PKU	Kumari, Parveen	0.20	250.00	50.00
CBE	Bechard, Chloe	3.50	315.00	1,102.50
DPS	Word Processing	5.30	120.00	636.00

Total Fees **\$146,655.00**

Disbursements

Description	Amount
Copies	0.50
Search - Sub	34.95

Total Disbursements **\$35.45**

Total Fees On This Invoice		\$146,655.00
ON HST @ 13.0%		\$19,065.15
Taxable Disbursements	\$35.45	
Total Disbursements On This Invoice		\$35.45
ON HST @ 13.0%		\$4.61
Total On This Invoice (CAD)		\$165,760.21
Total On This Invoice (USD)		\$127,635.36

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Invoice No. 817057
Our File No. XEBN 232285

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

July 31, 2024

Our File No.	XEBN	232285
Invoice No.		817667

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
07/15/24	BON	0.60	Attention to SISP NDA for MI.
07/15/24	CAG	2.90	Telephone call with M. Dunn re: Gamma case conference and MI motion matters; prepare for and attend Gamma case conference and reporting email to client re: same; emails with J. Linde re: SISP NDA matters; emails with A&M re: LC matters; consider BM windows matter and emails with J. Linde re: same; review and comment on July funding request and RFCA waiver and emails with A&M re: same.
07/15/24	INA	0.20	Reviewing emails from J. Daniels, J. Linde re: extension of noise exemption permit (construction); email to J. Linde.
07/15/24	JLI	7.60	Preparing internal summary of key considerations regarding Skygrid's approach to contracting with subcontractor on interim basis; reviewing and revising forms of non-disclosure agreements for potential bidders; reviewing and responding to correspondence re: same; reviewing July financing request notice and preparing related RFCA waiver; reviewing related cost consultant report; speaking with A. Sterling re: RFCA matters; updating service list; updating Officer's Certificate and related Opinion re: letters of credit arrangement; compiling exhibits to Officer's Certificate and circulating for signature; reviewing matters re: municipal permits and preparing correspondence re: same; updating list of ongoing Goodmans activities for Weekly Lender Update; preparing form of memorandum of understanding re: interim contractual arrangement with subcontractor.
07/15/24	JMA	0.20	Corresponding with legal team regarding organizing documents from A. Sterling.
07/15/24	MSD	1.70	Preparing for and attending case conference; reviewing and revising correspondence to Osborne, J. re: status of MI production motion; attending

Date	TKID	Hours	Description
			discussions with counsel to Gamma re: lien issues; exchanging correspondence with Seele settlement.
07/16/24	BON	2.90	Attention to July financing request; attention to Osler comments to draft CCAA transition checklist; review results of Gamma case conference; attend weekly update call with Osler and A&M; attend bi-weekly update call with A&M.
07/16/24	CAG	2.80	Telephone call with J. Linde re: RFCA draw request, BM windows issues, LC matters and various other case matters; attend status update call with Osler and A&M; review and comment on SISP NDAs; attend status update call with A&M.
07/16/24	JCC	0.30	Receipt and review of correspondence from F. Mak; email to F. Mak; begin review of Schedule A2 - Design Assist.
07/16/24	JLI	9.80	Finalizing list of ongoing Goodmans activities for Weekly Lender Update; discussing various receivership matters with C. Armstrong; finalizing outstanding letters of credit arrangement documentation and circulating same to RBC; finalizing RFCA Limited Waiver re: July financing advance and circulating same; updating post-SISP planning checklist based on feedback received in respect of same and circulating for further comment; reviewing terms of engagement letter of financial advisor to Lenders; attending weekly conference call with Osler and A&M teams; reviewing comments received on potential bidders' SISP non-disclosure agreements and providing responses to same; discussing various receivership matters with M. Mackenzie; attending daily conference call with Receiver team; updating Notice of Motion and draft Receiver's Report re: motion for approval of proposed Lien Claims Resolution Order.
07/16/24	JMA	0.20	Corresponding with legal team regarding sorting lender documents; corresponding with student regarding availability to assist with same.
07/16/24	MSD	3.50	Attending discussions with client re: various issues; attending discussions with Osler re: update; drafting Report re: MI payment motion.
07/17/24	BON	1.60	Attention to Phase 1 process letter re: Transaction Proposals; attention to draft NOM, draft Fourth Report of Receiver and draft Lien Claims Resolution Order.
07/17/24	CAG	2.80	Reviewing SISP NDAs and emails with J. Linde re: same; emails to potential claims officers re: discussion of potential mandate; review and comment on draft Report and Notice of Motion re: Lien Claims Resolution Order and emails with J. Linde re: same; [REDACTED] telephone call with claims officer candidate and reporting email to A&M re: same; emails with internal team re: subcontractor matters.
07/17/24	JCC	2.10	Email to F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from W. Smith; continue review and revision of Skygrid's Supplementary Conditions to Subcontract re: Design Assist Trade; preparation of email re: involvement in Skygrid Subcontracts.
07/17/24	JHU	0.30	Meeting with J. Martschenko regarding assignment instructions.
07/17/24	JLI	4.60	Advancing form of side letter re: interim contractual arrangement with subcontractor; reviewing bid process letter re: transaction proposals; reviewing and revising Notice of Motion and Fourth Report re: Lien Claims Resolution Order; circulating same for comment; revising potential bidder's SISP Non-Disclosure Agreement and circulating same to counsel; speaking with M.

Date	TKID	Hours	Description
			Mackenzie re: various receivership matters.
07/17/24	JMA	0.70	Reviewing financial documents received from client and meeting with student to instruct on organizing same; corresponding with M. Dunn to confirm instructions on same; corresponding with client to add student to database; corresponding with S. Stothart regarding portion of Receiver's Report on set off claims; corresponding with legal team regarding termination letters to default purchasers.
07/17/24	MSD	1.80	Exchanging correspondence with MI counsel re: document production deficiencies; revising letter to MI re: key documents list; reviewing CSA termination; exchanging correspondence re: Seele settlement; discussions with S. Stothart re: next steps; attending discussions with T. McEwen re: claims officer role.
07/18/24	CAG	4.10	Telephone call with J. Richler re: potential claims officer engagement; attending meeting with A&M, Osler and Lenders re discussion of various case matters and SISP; emails with J. Cosentino re: questions on subcontract matters; emails with I. Andrews and J. Linde re: LC matters; attend status update call with A&M re: discussion of various case matters; considering issues re: performance bonds; emails with proposed claims officers re: engagement.
07/18/24	INA	1.40	Reviewing emails from C. Armstrong, J. Linde re: extensions to noise exemption and construction staging permits, status of LCs and reconciliation with development agreements; emails to C. Armstrong, J. Linde; reviewing email from E. Mark and revised reconfiguration plans; considering additional amenity area; emails to E. Mark, D. Mousapour; reviewing email from D. Mousapour and further revised letter and plans; preparing summary note to City; email to D. Driedger, P. Johnson, K. Edhi; email to S. Ferguson, F. Mak.
07/18/24	JCC	1.90	Emails to F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from W. Smith; finalize revisions to Skygrid's Supplementary Conditions re: Design Assist Subcontractors; receipt and review of correspondence from J. Linde; email to J. Linde; begin review of documents re: BM Windows.
07/18/24	JLI	6.70	Updating RFCA Waiver re: July financing advance; circulating same; advancing form of memorandum of understanding re: interim contractual arrangement with subcontractor; preparing correspondence re: same; advancing draft Factum re: Lien Claims Resolution Order; attending in person all hands meeting with Osler, A&M and Lenders; updating letter of credit tracking chart and reviewing provisions of underlying agreements; attending daily conference call with Receiver team; responding to correspondence re: claims officer appointment; preparing internal note re: equipment lease matters.
07/18/24	JMA	0.20	Adding information on defaulted purchasers to letter to opposing counsel and sending same to M. Dunn; Corresponding with same and student regarding sorting financial documents.
07/18/24	MSD	4.10	Preparing for and attending all-hands meeting; [REDACTED]
07/19/24	BON	0.60	Attention to emails/discussions re: Claims Officer matters.
07/19/24	INA	0.20	[REDACTED]

Date	TKID	Hours	Description
			██████████ emails to P. Johnson, S. Ferguson, F. Mak, E. Mark, D. Mousapour, C. Armstrong, J. Linde; reviewing email from F. Mak.
07/19/24	JCC	1.80	Receipt and review of correspondence from W. Smith; receipt and review of correspondence from F. Mak; continue review of documents re: BM Windows; Teams call with J. Linde re: review and discuss draft letter agreement re: BM Windows.
07/19/24	JLI	7.10	Advancing draft Factum re: Lien Claims Resolution Order; reviewing underlying documents and applicable law to assist with preparation of same; responding to correspondence re: potential bidder SISP non-disclosure agreements; reviewing precedent claims officer orders; meeting with J. Cosentino re: memorandum of understanding with subcontractor re: interim contractual arrangement; revising draft Lien Claims Resolution Order; advancing form of memorandum of understanding re: interim contractual arrangement with subcontractor.
07/19/24	JMA	0.10	Corresponding with M. Dunn regarding transferring USB data to US A&M team.
07/19/24	MSD	2.60	Discussions with MI counsel re: production motion; reviewing and revising report responding to payment motion.
07/19/24	SPS	0.60	Teleconference with Morse Shannon re: August 9 motion issues.
07/20/24	CAG	0.80	Review and comment on BM windows side letter and emails with J. Linde re: same; emails with claims officer re engagement matters.
07/20/24	JLI	0.40	Finalizing draft form of memorandum of understanding re: interim contractual arrangement with subcontractor; circulating same for comment.
07/22/24	BON	1.40	Attention to SISP NDAs for Proposal Partners; attention to weekly A&M update; attention to Lien Claims Resolution Order and Factum re: same.
07/22/24	CAG	0.30	Review and comment on SISP NDAs and emails with J. Linde re: same.
07/22/24	FBK	0.70	Correspondence to J. Nevsky re: insurance matters follow-up; telephone discussion with M. MacKenzie re: same; receive and review correspondence and documentation forwarded by J. Nevsky re: insurance claim; correspondence to J. Nevsky.
07/22/24	JLI	5.90	Preparing, reviewing and revising summary of formal correspondence received from counsel to Mizrahi Inc.; reviewing and revising draft Lien Claims Resolution Order, Fourth Report of the Receiver and Factum prepared in connection with same; circulating draft motion materials for comment; reviewing potential bidders' comments on SISP non-disclosure agreements and preparing responses to same; reviewing and responding to correspondence re: non-disclosure agreements; updating list of Goodmans activities for Weekly Lender Update; reviewing student research re: ██████████ ██████████ updating service list; reviewing and responding to correspondence re: letters of credit arrangement; reviewing draft correspondence to counsel to Mizrahi Inc. re: document production matters.
07/22/24	JMA	0.60	Meting with M. Dunn to receive instructions on sorting financial documents relevant to lenders; meeting with M. Dunn to receive instructions on transferring new documents from MI to client and working with client and IT to do same.

Date	TKID	Hours	Description
07/22/24	SPS	1.50	Preparing Fifth Monitor's Report.
07/23/24	BON	1.10	Attend weekly call with Osler and A&M; attend bi-weekly update call with A&M; attention to SISP NDA for MI and Proposal Parties.
07/23/24	CAG	0.50	Reviewing emails re: RFCA and reconfiguration matters.
07/23/24	INA	0.10	Reviewing email from P. Johnson re: revisions to building permit application; email to E. Mark, D. Mousapour; reviewing email from D. Mousapour.
07/23/24	JHU	4.20	Organizing documents as instructed by J. Martschenko.
07/23/24	JLI	3.60	Finalizing list of Goodmans' ongoing activities for Weekly Lender Update; reviewing subcontract novation and bonding matters re: performance bond provided to Mizrahi Inc.; attending weekly standing conference call with Osler and A&M teams; reviewing and compiling documents to be relied on re: set-off claims against Mizrahi Inc.; updating service list; preparing form of fee affidavits for Goodmans and A&M re: fee approvals to be sought in connection with SISP outcome; reviewing and responding to correspondence re: RFCA matters; attending daily conference call with Receiver team.
07/23/24	JMA	1.90	Corresponding with client regarding delivery of new data received from MI; providing further instructions to student on isolating internal lender correspondence; compiling documents relevant to set off claims for letter to opposing counsel; finalizing letter to client enclosing USB with additional data.
07/23/24	MSD	0.70	Exchanging correspondence re: MI production motion issues; meeting with client re: various issues.
07/24/24	CAG	0.10	Emails with A&M re: Tarion matters.
07/24/24	FBK	0.40	Review proposed correspondence re: potential insurance claim; review correspondence from M. MacKenzie; conferences with J. Linde and e-mails with M. Dunn re: same.
07/24/24	INA	0.10	Reviewing email from J. Daniels and Council decision to approve Balmuto construction staging permit extension.
07/24/24	JHU	0.20	Organizing documents as instructed by J. Martschenko.
07/24/24	JLI	3.80	Reviewing internal memorandum and underlying documents re: CORE Architects' proposed fee increase in advance of meeting with their counsel re: same; reviewing potential bidder SISP non-disclosure agreements; preparing execution versions of same; speaking with M. Mackenzie re: various receivership matters; attending conference call with counsel to CORE Architects; reviewing and providing comments on draft correspondence re: document production matters.
07/24/24	JMA	1.10	Attending call with counsel for architects to discuss dispute and possible resolution of same; corresponding with M. Dunn regarding document collection for set off claims letter; reviewing draft of next Report of the Receiver.
07/24/24	MSD	3.50	reviewing correspondence re: motion draft update for client; drafting update re: core issues and further analysis of potential legal issues.
07/24/24	SPS	2.40	Drafting Fifth Receiver's Report; reviewing prior reports.

Date	TKID	Hours	Description
07/25/24	BON	0.40	Attend bi-weekly update call with A&M.
07/25/24	CAG	0.80	Review client comments on LCRO report; emails with Osler re: LCRO matters and reviewing Osler comments on same; emails re: Claims Resolution Order matters; interoffice conference with J. Linde re: finalization of LCRO/outstanding issues.
07/25/24	HLE	0.60	Organizing documents as instructed by J. Martschenko.
07/25/24	JCC	0.50	Email from J. Linde; review email from S. Irving (Osler); preparation of email to J. Linde re: Cult Iron.
07/25/24	JLI	4.70	Reviewing comments received on Fourth Report of the Receiver and draft Factum re: Lien Claims Resolution Order; updating motion materials based on same; reviewing law re: [REDACTED] preparing summary of same; speaking with counsel to potential bidder in SISP re: Non-Disclosure Agreement; attending daily conference call with Receiver team; discussing various receivership matters with C. Armstrong; reviewing Construction Act matters and preparing correspondence re: same.
07/25/24	JMA	0.60	Corresponding with J. Linde regarding key document letter and correct information for same; editing letter to opposing counsel regarding set-off claims; meeting with summer student to confirm instructions on document review assignment.
07/25/24	MSD	1.80	Drafting Litigation update; finalizing and sending letter re: settlement; preparing correspondence re: Lien Resolution Order; finalizing and sending correspondence re: documents to be relied on; reviewing and revising payment motion record.
07/26/24	BON	0.50	Attention to draft Lien Claims Resolution Order and Fourth Report re: same and emails/discussions re: same,
07/26/24	CAG	0.50	Emails and telephone calls with J. Linde re: construction lien matters and finalization of LCRO motion record.
07/26/24	JCC	0.20	Email to and from C. Armstrong re: Cult Iron.
07/26/24	JLI	3.20	Updating Fourth Report of the Receiver and Notice of Motion re: Lien Claims Resolution Order; corresponding with Court re: hearing scheduling matters; drafting service emails for primary service list and trade service list; [REDACTED]
07/26/24	JMA	0.20	Meeting with M. Dunn to discuss dispute with architects and potential resolution of same.
07/27/24	BON	0.50	[REDACTED]
07/27/24	JLI	0.50	Reviewing and preparing draft response to inquiry from SISP participating bidder; reviewing documents uploaded to SISP data room to assist with preparation of response.

Total Fees**\$102,117.50**

Invoice No. 817667
Our File No. XEBN 232285

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July 31, 2024

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
INA	Andres, Ian	2.00	915.00	1,830.00
CAG	Armstrong, Chris	15.60	985.00	15,366.00
MSD	Dunn, Mark	19.70	965.00	19,010.50
BON	O'Neill, Brendan	9.60	1,265.00	12,144.00
FBK	Kussner, Francy	1.10	1,210.00	1,331.00
JCC	Cosentino, Joe	6.80	1,095.00	7,446.00
SPS	Stothart, Sarah	4.50	805.00	3,622.50
JLI	Linde, Jennifer	57.90	590.00	34,161.00
JMA	Martschenko, Julia	5.80	725.00	4,205.00
JHU	Hu, Josephine	4.70	315.00	1,480.50
HLE	Lee, Hannah	0.60	315.00	189.00
DPS	Word Processing	11.10	120.00	1,332.00
Total Fees				\$102,117.50

Disbursements

Description	Amount
Copies	36.50
Computer Searches - Westlaw Carswell	3,075.00
Filing Fee - Motion	339.00
Parking/ Cab / Mileage	159.94
Search - EDD	52.10
Meals	134.47
Total Disbursements	\$3,797.01

Invoice No. 817667
Our File No. XEBN 232285

Page 8
July 31, 2024

Total Fees On This Invoice	\$102,117.50
ON HST @ 13.0%	\$13,275.27
Non-Taxable Disbursements	(\$0.00)
Taxable Disbursements	\$3,797.01
Total Disbursements On This Invoice	\$3,797.01
ON HST @ 13.0%	\$493.62
Total On This Invoice (CAD)	\$119,683.40
Total On This Invoice (USD)	\$92,156.22

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004

Transit: 12162 Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Transit: 12162

USD account: 7359751 Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593 Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

August 13, 2024

Our File No.	XEBN	232285
Invoice No.		818243

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
07/29/24	CAG	0.40	Attending to matters re: LCRO motion and emails with J. Linde re: same.
07/29/24	FBK	0.70	Follow up with J. Nevsky and M. MacKenzie re: insurance matters; follow up with J. Linde re: CAA Claim; telephone discussion with M. MacKenzie; emails with J. Linde.
07/29/24	JLI	5.40	Finalizing Fourth Report of the Receiver and Notice of Motion re: Lien Claims Resolution Order; preparing and finalizing Motion Record re: Lien Claims Resolution Order; attending to service and filling of Motion Record; updating summary of letters of credit provided to the City of Toronto in respect of various municipal matters; reviewing forms of engagement letters for proposed Claims Officers and preparing correspondence re: same; updating list of ongoing Goodmans activities for Weekly Lender Update; preparing form of non-disclosure agreement for SISP potential bidder and responding to correspondence re: same; speaking with A. Sterling re: holdback matters; speaking with M. Mackenzie re: insurance matters; reviewing form of holdback release agreement for trade previously engaged on Project.
07/29/24	JMA	0.30	Corresponding with client regarding delivery of USB documents; confirming status of same with shipping company; [REDACTED] corresponding with client regarding email exports for custodians.
07/29/24	MSD	4.70	Reviewing and revising motion material re: payment motion; finalizing and sending correspondence.
07/30/24	BON	1.70	Attend bi-weekly update call with Osler and A&M; attention to emails/discussions re: Gamma; attention to emails/discussions re: Aviva; attend bi-weekly update call with A&M.

Date	TKID	Hours	Description
07/30/24	CAG	3.30	Attending to matters re: LCRO motion, including CO engagement letter and Gamma status and emails with J. Linde re: same; review and comment on revised HB Release Agreement and emails with J. Linde re: same; emails re: Miele; reviewing various SISP LOIs; review and comment on LRCO factum.
07/30/24	FBK	0.20	Emails with J. Linde re: insurance matters.
07/30/24	JLI	8.10	Reviewing and responding to correspondence re: proposed Lien Claims Resolution Order; further updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing correspondence from counsel to Mizrahi Inc. re: payment and production matters; reviewing documents included in SISP data room re: Project costs and construction schedule; reviewing and revising draft Factum re: Lien Claims Resolution Order; preparing citations in respect of same; attending weekly standing conference call with Osler and A&M teams; preparing, reviewing and revising engagement letters for proposed Claims Officers; reviewing and revising forms of Holdback Release Agreement for continuing trades and completed trades; discussing subcontractor warranty matters with F. Mak; reviewing pricing analysis prepared re: completion of Gamma Windows' outstanding scope of work and existing deficiencies; reviewing underlying documents re: same; attending daily conference call with Receiver team; reviewing and responding to correspondence re: various receivership matters; reviewing bids submitted in connection with Phase 1 of SISP.
07/30/24	JMA	0.30	Corresponding with client to confirm delivery of additional documents; corresponding with legal team regarding call with client tomorrow and instructions to review letter to commercial list regarding matter; reviewing letter from MI regarding production issues and payment motion.
07/30/24	MSD	3.80	Discussions with S. Ferguson; drafting update letter to commercial list; discussions with client re: various issues; discussions with Osler re: update on various issues; receiving and reviewing correspondence from MI.
07/31/24	BON	2.90	Attention to draft correspondence to Court re: August 9, 2024; review SISP development proposals and next steps under SISP procedures.
07/31/24	HLE	0.90	Organizing documents as instructed by J. Martschenko.
07/31/24	JLI	6.10	Reviewing bids submitted in connection with Phase 1 of SISP; reviewing pricing analysis prepared by Skygrid re: completion of Gamma Windows' outstanding scope of work and existing deficiencies; reviewing underlying documents re: same; preparing memo to file re: outstanding issues with Gamma Windows; reviewing correspondence to Court re: upcoming motion; reviewing CORE Architects payment matters.
07/31/24	JMA	1.60	Meeting with M. Dunn to discuss finalizing documents for set off claims to send to MI; reviewing documents for same and creating folder and link for opposing counsel; reviewing letter to commercial list; corresponding with legal team regarding correspondence with Gamma; reviewing minutes of settlement and final release between Steele and MI and corresponding with client regarding same; meet with summer student to answer questions on identifying internal lender documents.
07/31/24	MSD	5.50	Reviewing and revising Seele settlement documents; finalizing and sending documents to MI; exchanging correspondence re: schedule and cost to complete information in data room; finalizing and sending letter to commercial list;

Date	TKID	Hours	Description
			reviewing issues re: gamma dispute; discussions with S. Stothart re: strategic issues relevant to MI Payment Motion.
07/31/24	SPS	1.50	Meetings with M. Dunn re: next steps; reviewing correspondence.
08/01/24	BON	3.90	Review Developer Proposals; [REDACTED] attention to analysis and discussions with A&M re: same and related SISP next steps; attend bi-weekly call with A&M; attend c/c with Lenders; attention to draft correspondence to Morse.
08/01/24	BTE	0.80	Assembling exhibits for Receiver's Report.
08/01/24	HLE	2.70	Organizing documents as instructed by J. Martschenko.
08/01/24	JLI	6.30	Reviewing bids submitted in connection with Phase 1 of SISP; updating memo to file re: outstanding issues with Gamma Windows; reviewing and compiling correspondence between A&M and Mizrahi Inc. re: production issues for purposes of including same as appendices to upcoming Receiver's Report; reviewing and providing comments on draft correspondence to counsel to Mizrahi Inc. re: production and scheduling matters; attending daily conference call with Receiver team; attending SISP update call with Lenders, Osler and A&M; preparing timeline of Non-Disclosure Agreement negotiations with potential bidder.
08/01/24	JMA	0.30	Corresponding with B. Tee regarding compiling exhibits for next Receiver's Report and sending same; reviewing correspondence with client regarding supplier list from MI.
08/01/24	MSD	1.20	Drafting and revising letter to J. Morse; finalizing and sending letter to commercial list; calls with client; discussions with S. Stothart re: Report and motion issues.
08/01/24	SPS	3.00	Correspondence re: documents; reviewing document collection; reviewing and revising letter re: construction document request; research [REDACTED]
08/02/24	HLE	2.60	Organizing documents as instructed by J. Martschenko.
08/02/24	JCC	1.80	Receipt and review of correspondence from F. Mak; review and revise draft Skygrid subcontract re: Skygrid; email to F. Mak.
08/02/24	JLI	4.40	Reviewing bids submitted in connection with Phase 1 of SISP; attending conference call with A&M and Skygrid teams re: pricing analysis and outstanding issues with Gamma Windows; preparing internal summary note re: same; attending conference call with A&M data review specialists re: document production matters; incorporating CaseLines citations to Factum and finalizing same; preparing correspondence re: service of Factum.
08/02/24	JMA	0.20	Corresponding with student re: questions on assignment of sorting lender documents.
08/02/24	MSD	2.00	Discussions with Skygrid and client re: Gamma issues; discussions with client re: forensic review issues; discussions with J. Levine re: Gamma issues.
08/02/24	SPS	2.50	Meeting with A&M and Goodmans teams re: MI records produced and still outstanding; drafting Receiver's Report.
08/03/24	BON	0.40	[REDACTED]

Date	TKID	Hours	Description
08/03/24	CAG	0.20	[REDACTED]
08/04/24	CAG	1.00	Review Gamma memo and materials and emails with internal team [REDACTED].
08/04/24	HLE	2.40	Organizing documents as instructed by J. Martschenko.
08/04/24	JHU	1.50	Reviewing documents for relevant lender documents.
08/04/24	MSD	2.60	Providing update to client re: strategic issues relating to Gamma; reviewing Gamma motion material and analyzing issues raised by Gamma.
08/04/24	SPS	2.90	Drafting Receiver's Report; [REDACTED] drafting Factum re: MI miscellaneous motion.
08/05/24	HLE	3.30	Organizing documents as instructed by J. Martschenko.
08/05/24	JMA	0.20	Corresponding with student regarding completion of assignment to sort documents and isolate internal lender correspondence.
08/05/24	SPS	3.30	Drafting Receiver's Report; drafting factum re: MI miscellaneous motion.
08/06/24	BON	1.90	Attention to emails/discussions re: Gamma lien claim matters; attention to emails/discussions re: various SISP matters; attend weekly update call with Osler; attend c/c with Gowlings re: August 9 hearing matters; attend bi-weekly update call with A&M.
08/06/24	CAG	2.30	Attend status update call with A&M and Osler; review revised Factum for August 9 hearing and emails re: same; review and comment on claims officer engagement letters and emails with J. Linde re: same; review questions to SISP participants re: development proposals; telephone call with stakeholder counsel re: discussion of August 9 motion matters; attend status update call with A&M.
08/06/24	JLI	5.60	Attending to service and filing of Factum re: Lien Claims Resolution Order; attending weekly standing conference call with Osler and A&M teams; reviewing and responding to correspondence from trades engaged on the Project re: holdback matters; reviewing Retainer Agreements for proposed Claims Officers and circulating same for comment; attending daily conference call with Receiver team; updating list of Goodmans' ongoing activities for Weekly Lender Update; reviewing and providing comments on draft Second Supplemental Report to the Third Report of the Receiver re: Mizrahi Inc., document production matters and related draft Factum.
08/06/24	MSD	6.50	Reviewing and revising Factum and Second Supplemental Report; meeting with client re: various issues; finalizing and sending correspondence to J. Morse.
08/06/24	SPS	2.40	Reviewing and revising factum re: miscellaneous motion; reviewing and revising Second Supplemental Report; finalizing letter to be sent.
08/07/24	BON	1.70	Attention to emails/discussions re: various Phase 1/2 matters (including correspondence to MI and with NDA stakeholders); attention to draft Supplement to the Third Report of the Receiver and draft Factum re: MI Construction Document Request.
08/07/24	CAG	1.80	Review and comment on Seele settlement and emails re: same; review and comment on draft Report and draft factum re: MI motion; telephone call with J. Nevsky re: SISP matters; review SISP LOI proposals; email from R. Davidge re: Tarion questions.

Date	TKID	Hours	Description
08/07/24	JLI	3.80	Reviewing and revising minutes of settlement re: settlement with former Project subcontractor; revising Second Supplemental Report to the Third Report of the Receiver and related Factum; circulating same for comment; attending to CaseLines matters; speaking with M. Mackenzie re: various receivership matters; reviewing Factum filed by Mizrahi Inc. in connection with its motion seeking miscellaneous relief; updating service list; attending conference call with counsel to CORE Architects re: price adjustment matters; finalizing Second Supplemental Report to the Third Report of the Receiver and related Factum; reviewing and responding to correspondence re: service and filing of same.
08/07/24	MSD	7.30	Reviewing and revising Factum and 2nd supplementary report to third report; discussions with counsel to CORE; reviewing document request status; exchanging correspondence with client re: Arcadis issues; exchanging correspondence with Osler re: Factum and report.
08/07/24	SPS	2.40	Reviewing and revising Supplemental Report; reviewing and revising Factum; correspondence re: same; finalizing and serving same.
08/08/24	BON	2.20	Review and discuss draft Phase 1 Proposal Summary; attention to draft SIPS update for Court; attention to emails/discussions re: August 9 hearing matters (MI, Gamma and Modern Niagara); attend bi-weekly update call with A&M.
08/08/24	CAG	4.30	Review MI factum for Aug 9 motion; review and comment on summary of SISP LOI proposal deck; consider RBC LC issues; interoffice conference with M. Dunn re: Aug 9 motion and preparing for same; consider stakeholder comments on LCRO and multiple emails with counsel re: same and reviewing precedent claims procedure orders; attend status update call with A&M; attend status update call with SSL re: discussion of SISP and various other case matters.
08/08/24	JLI	4.80	Preparing CaseLines citations for Factum re: motion brought by Mizrahi Inc. seeking miscellaneous relief; reviewing Phase 1 Proposal Summary prepared by A&M outlining key terms of bids submitted in Phase 1 of SISP; updating service list; attending to hearing preparation matters, including uploading documents to CaseLines, preparing participant information form and corresponding with hearing attendees; attending daily conference call with Receiver team; reviewing form of indemnity agreement in favour of Royal Bank of Canada re: non-delivery of original of letters of credit; reviewing and compiling precedent claims procedure orders addressing a Court officer's discretion to refer claims to the Court.
08/08/24	MSD	4.80	Prepare for hearing of motion; updating discussions with client; emailing re: Gamma position; addressing Modern Niagara comments.
08/08/24	SPS	1.40	Preparing for motion; [REDACTED] teleconference with M. Dunn re: motion.
08/09/24	BON	0.40	Attention to draft Phase 2 process letters.
08/09/24	CAG	3.10	Review materials/prepare for hearing on Lien Claims Resolution Order and attend hearing; review and comment on SISP letters.
08/09/24	FBK	0.20	Follow up with M. MacKenzie re: insurance matters.
08/09/24	JLI	2.60	Attending to hearing preparation matters; attending hearing re: Lien Claims Resolution Order and motion brought by Mizrahi Inc. seeking miscellaneous relief; reviewing and revising form of indemnity agreement in favour of Royal Bank of Canada re: non-delivery of original copies of letters of credit; reviewing

Invoice No. 818243
Our File No. XEBN 232285

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August 13, 2024

Date	TKID	Hours	Description
			correspondence re: Mizrahi Inc. document production matters.
08/09/24	MSD	5.30	Preparing for and attending motion; discussions re: forensic issues; furthering review of MI payment motion responding material.
08/09/24	SPS	3.20	Preparing for and attending miscellaneous motion; teleconference with M. Dunn re: next steps.
08/11/24	CAG	0.30	Emails with Receiver re: SISP matters.
08/11/24	MSD	3.60	Reviewing documents produced by MI re: Coco fee approval allegations; analyzing potential CERIAECO claim and reviewing documents relevant to same; reviewing and revising fifth report.
08/11/24	SPS	1.00	Reviewing correspondence; drafting letter to J. Morse re: missing documents.
Total Fees			\$138,304.00

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
MSD	Dunn, Mark	47.30	965.00	45,644.50
SPS	Stothart, Sarah	23.60	805.00	18,998.00
BON	O'Neill, Brendan	15.10	1,265.00	19,101.50
CAG	Armstrong, Chris	16.70	985.00	16,449.50
FBK	Kussner, Francy	1.10	1,210.00	1,331.00
JCC	Cosentino, Joe	1.80	1,095.00	1,971.00
JLI	Linde, Jennifer	47.10	590.00	27,789.00
BTE	Tee, Brittni	0.80	630.00	504.00
JMA	Martschenko, Julia	2.90	725.00	2,102.50
HLE	Lee, Hannah	11.90	315.00	3,748.50
JHU	Hu, Josephine	1.50	315.00	472.50
DPS	Word Processing	1.60	120.00	192.00
Total Fees			\$138,304.00	

Invoice No. 818243
Our File No. XEBN 232285

Page 7
August 13, 2024

Disbursements

Description	Amount
Copies	20.00
Delivery - Courier	23.89
Total Disbursements	\$43.89

Total Fees On This Invoice	\$138,304.00
ON HST @ 13.0%	\$17,979.52
Taxable Disbursements	\$43.89
Total Disbursements On This Invoice	\$43.89
ON HST @ 13.0%	\$5.71
Total On This Invoice (CAD)	\$156,333.12
Total On This Invoice (USD)	\$117,249.84

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

August 27, 2024

Our File No.	XEBN	232285
Invoice No.		818638

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
08/12/24	BTE	0.90	Attending interoffice conference with M. Dunn re: upcoming litigation steps on the One; reviewing CERIECO contract.
08/12/24	CAG	0.30	Emails with Receiver re: Gamma matters; emails re: claims officer engagement.
08/12/24	INA	0.30	Reviewing emails from F. Mak, J. Linde re: developer request for updated zoning and section 37 Amending Agreement; reviewing previous correspondence and OLT order; [REDACTED]
08/12/24	JLI	1.60	Reviewing original copies of letters of credit issued by and received from Royal Bank of Canada in favour of the City of Toronto; updating internal letters of credit tracker to reflect same; corresponding with Claims Officers appointed pursuant to Lien Claims Resolution Order re: retainer agreements; compiling documents re: Section 37 Agreements and related municipal matters; reviewing and responding to correspondence re: same.
08/12/24	JMA	1.50	Meeting with legal team regarding division of tasks for three arbitration and receive instructions on same; meeting with M. Dunn to discuss completion of internal lender document review and production and instructions to commence document review relating to MI's fees.
08/12/24	MSD	6.70	Drafting and revising letter to MI re: missing documents from MI; exchanging correspondence re: Gamma claim; revising Fifth Report; reviewing recently produced documents relevant to same; attending meeting re: work plan; explaining instructions to J. Martschenko re: document review and other issues.
08/12/24	SPS	0.60	Meeting with M. Dunn, B. Tee and J. Martschenko re: next steps.
08/13/24	BON	0.70	Attend weekly call with Osler and A&M.

Date	TKID	Hours	Description
08/13/24	BTE	4.70	Reviewing CERIECO contract and other background documents re: recirculation payments; conducting document review re: recirculation payments.
08/13/24	CAG	0.80	Attend status update call with lender counsel; review/consider Court Endorsement re: August 9 motions.
08/13/24	JLI	1.90	Reviewing draft correspondence to counsel to Mizrahi Inc. re: outstanding production issues; compiling correspondence sent to counsel to Mizrahi Inc. re: production and payment matters; updating list of Goodmans ongoing activities for Weekly Lender Update; attending weekly standing conference call with Osler and A&M teams; reviewing and responding to correspondence from counsel to lien claimant; reviewing endorsement of Justice Osborne re: Mizrahi Inc. production matters, Gamma Windows scheduling matters and Lien Claims Resolution Order; attending to filing of signed Lien Claims Resolution Order.
08/13/24	JMA	2.70	Corresponding with M. Dunn regarding set off claim documents; removing internal lender documents from payment documents in advance of production; reviewing database of documents with lenders and Altus for completeness and sending results of same to M. Dunn; reviewing arbitral award with CORE and client's summaries of notes on adjusted invoice.
08/13/24	MSD	7.30	Reviewing arbitration decision to identify relevance to Core; drafting report on payment motion and reviewing documents relevant to same.
08/14/24	BON	2.10	Review and discuss Endorsement from 8/9 hearing; attend c/c with A&M re: various SISP matters; attend bi-weekly update call with A&M; review and comment on draft CCAA transition outline for SISP.
08/14/24	BTE	4.60	Reviewing A&M memos re: CERIECO re: recirculation payments; conducting document review re: recirculation payments; [REDACTED]
08/14/24	CAG	2.80	Video conference with A&M re: SISP matters; review correspondence from SISP bidder; review and comment on draft email to SISP bidders; drafting CCAA transition summary for SISP bidders; attend status update call with A&M re: discussion of various case matters; telephone all with M. Dunn re: Core matters; emails re: lien claim officer engagements; considering debtor name change issues and emails with J. Linde re: same.
08/14/24	JCC	0.90	Receipt and review of correspondence from J. Linde; begin review of Off-Site Storage Agreement re: Modern Niagara; receipt and review of correspondence from F. Mak; review Skygrid's comments on Ozz Subcontract; review correspondence from A. Marcinrak (Ozz) to F. Mak.
08/14/24	JLI	2.60	Preparing correspondence re: service of Lien Claims Resolution Order; reviewing and responding to correspondence re: CERIECO payment matters; speaking with M. Mackenzie re: various receivership matters; attending daily conference call with Receiver team; providing comments on draft post-SISP transition plan; reviewing subcontractor comments on form of Off-Site Storage Agreement; reviewing and responding to correspondence re: same.
08/14/24	JMA	2.20	Meeting with M. Dunn to discuss document review [REDACTED] conducting review of documents on same; corresponding with B. Tee regarding upcoming arbitrations; analyzing ESRs relevant to architect claim; reviewing correspondence with Osler regarding letter to J. Morse.
08/14/24	MSD	4.90	Providing instructions to J. Martschenko re: Core issues and Mizrahi Inc. payment motion issues; attending discussions with counsel to Seele; reviewing

Date	TKID	Hours	Description
			and considering Gamma issues; attending discussions with client re: same; considering confidentiality issues re: Core.
08/15/24	BTE	1.30	Reviewing A&M memos re: CERIECO re: recirculation payments; conducting document review re: recirculation payments; [REDACTED]
08/15/24	CAG	0.50	Review A&M comments on CCAA transition overview and revising same and circulating to Osler; emails re: claims officer engagement matters.
08/15/24	JCC	1.80	Continue review and revision to Off Site Storage Agreement and Bill of Sale; memo to J. Linde.
08/15/24	JLI	1.80	[REDACTED] compiling fully executed copies of Retainer Agreement with Claims Officer; reviewing correspondence to and from counsel to Mizrahi Inc.; reviewing and revising Off-Site Storage Agreement.
08/15/24	JMA	1.10	Assembling documents for production to opposing counsel and created link for same; reviewing response from opposing counsel on request for further documents and correspondence with client on same; [REDACTED]
08/15/24	MSD	6.40	Making further revisions to MI Payment Motion issues; reviewing documents relevant to Core dispute; revising correspondence to MI.
08/16/24	BON	2.60	Attention to update call with H. Chaiton; review and comment on draft CCAA transition outline; attend update call with A&M and Osler re: SISP matters; attention to preparation of draft SISP update for Stakeholder NDAs; attention to emails/discussions re: draft August Funding Request.
08/16/24	CAG	3.60	Attend video conference with A&M and Osler re: discussion of SISP matters; review and comment on SISP update for NDA parties; review/consider mark-ups of Off-Site Storage Agreement and emails with internal team re: same; review and comment on August financing request documentation and emails re: same; reviewing HCRA/Tarion matters; review Tridel LOI.
08/16/24	FBK	0.30	Telephone discussion with M. MacKenzie re: insurance matters.
08/16/24	JCC	0.30	Finalize revisions to Off-Site Storage Agreement re: Modern Niagara; email to J. Linde and C. Armstrong; emails to and from C. Armstrong.
08/16/24	JLI	3.10	Reviewing internal comments on Off-Site Storage Agreement with subcontractor; reviewing and providing comments on Financing Request Notice and related RFCA Limited Waiver; attending conference call with A&M and Osler teams re: SISP update; reviewing and revising list of key points for SISP update for stakeholders subject to an NDA; attending to service of issued Lien Claims Resolution Order and related Endorsement; reviewing draft correspondence to counsel to Gamma Windows.
08/16/24	JMA	1.40	Reviewing documents from Altus and lenders for information on MI's payments; reviewing correspondence regarding redacting arbitration award and correspondence with opposing counsel regarding producing same; reviewing correspondence with opposing counsel regarding SISP data room.
08/16/24	MSD	4.50	Drafting email re: Gamma resolution; reviewing and revising Mizrahi Inc. payment motion report.
08/17/24	CAG	0.50	Telephone call with SISP bidder re: transaction/process matters.

Date	TKID	Hours	Description
08/17/24	JMA	0.10	Reviewing correspondence with opposing counsel regarding terms of producing redacted arbitration award.
08/18/24	MSD	2.90	Reviewing and revising Report re: Mizrahi Inc. payment motion; further reviewing documents relevant to same; reviewing and analyzing CERIECO payments; exchanging correspondence re: Seele settlement; reviewing Arbitral Award for relevance to Core dispute; reviewing redactions to same; exchanging correspondence with counsel to Core.
08/19/24	CAG	1.20	Emails re: MN Off-Site Storage Agreement; telephone call with A&M re: SISP matters; email to MI counsel re: SISP matters; review and comment re: draft response to MI on production disputes; emails with litigation team re: Seele Settlement Agreement; emails with A&M re: tax considerations.
08/19/24	FBK	0.40	E-mail to M. MacKenzie; receive correspondence from M. MacKenzie.
08/19/24	JCC	1.20	Receipt and review of correspondence from J. Linde; review email from J. Linde to F. Mak re: Off-Site Storage Agreement; re: Modern Niagara; receipt and review of correspondence from C. Armstrong (x3); emails to C. Armstrong; review correspondence between J. Nevsky and S. Mizrahi; receipt and review of correspondence from J. Nevsky (x3); review correspondence from C. Armstrong to A&M personnel; begin review of CCDC 5B Contract with Skygrid [REDACTED]
08/19/24	JLI	2.80	Reviewing and revising Off-Site Storage Agreement with subcontractor; reviewing and responding to correspondence re: same; reviewing draft correspondence to counsel to Mizrahi Inc.; reviewing ongoing Goodmans activities for Weekly Lender Update; reviewing and providing comments on draft letter agreement with BM Windows re: interim contractual arrangement; compiling key documents re: various litigation matters.
08/19/24	JMA	3.20	Reviewing documents from Altus and IGIS for relevant documents regarding MI's fees; drafting summary of findings and sending same to M. Dunn for review; corresponding with M. Dunn regarding residential management fees and meeting to discuss same; reviewing correspondence with opposing counsel regarding redacted arbitration award.
08/19/24	LJL	0.40	Multiple emails to discuss and schedule call re: potential transition issues due to sales process.
08/19/24	MSD	7.50	Conducting a further review of documents relevant to payment motion; conducting further drafting of Fifth Report; finalizing and sending email to Gamma; discussions with counsel to Seele; reviewing redacted award; finalizing redactions and sending arbitral award; drafting response to MI.
08/20/24	BON	0.90	Attend bi-weekly update call with A&M; attention to emails/discussions re: Gamma release of materials matters.
08/20/24	CAG	1.80	Emails with Osler re: SISP matters; emails re: LC matters; review and comment on Gamma letter re: access to materials; telephone call with J. Linde re: various case matters; attend status update call with A&M.
08/20/24	FBK	0.60	Review documentation re: insurance matters; e-mails with M. MacKenzie.
08/20/24	INA	0.10	Reviewing emails from B. Laughlin, A. Sterling, C. Armstrong re: Balmuto Street staging permit extension, posting of LC with City.
08/20/24	JCC	0.90	Receipt and review of correspondence from J. Linde to F. Mak; receipt and

Date	TKID	Hours	Description
			review of further revised Off-Site Storage Agreement re: Modern Niagara; receipt and review of correspondence from F. Mak; review issues re: new form of construction contract, assignment of subcontractors.
08/20/24	JLI	2.70	Speaking with F. Mak re: Off-Site Storage Agreement for subcontractor and making updates to same; preparing revised form of Off-Site Storage Agreement; reviewing cost analysis prepared by A&M re: Skygrid costs to date; reviewing and revising draft correspondence to subcontractor re: immediate delivery of Project materials; reviewing and providing comments on draft correspondence re: proposed settlement with subcontractor engaged on Project; attending daily conference call with Receiver team.
08/20/24	JMA	1.20	Reviewing correspondence with opposing counsel regarding Skygrid cost information; reviewing correspondence with clients on same; meeting with M. Dunn to discuss residential management fees and receive instructions to review portion of report on same; reviewing draft email to Osler regarding Seele settlement; reviewing letter from opposing counsel regarding set off claims; [REDACTED]
08/20/24	LJL	0.40	Reviewing email from F. Mak as well as attachments to prepare for meeting.
08/20/24	SPS	0.50	Meeting with M. Dunn re: next steps.
08/21/24	BON	1.90	Attend c/c with Tridel counsel re: CCAA transition matters; review and comment on draft NDA Stakeholder SISP update; [REDACTED]
08/21/24	BTE	0.40	Attending teleconference with [REDACTED] and M. Dunn re: payment motion.
08/21/24	CAG	3.20	Prepare for and attend meeting with A&M re: SISP/transaction; attend meeting with A&M and SISP bidder.
08/21/24	FBK	0.70	Review insurance documentation; attend Teams call with M. MacKenzie.
08/21/24	INA	0.10	Reviewing email from B. Laughlin re: Balmuto staging permit extension.
08/21/24	JCC	1.80	Meeting with J. Nevsky, F. Mak, C. Armstrong, J. Latham and J. Linde re: discussion related to Tridel; receipt and brief review of Tridel's submission.
08/21/24	JLI	4.30	Reviewing materials filed in connection with motions in Sam M (180 Saw) LP Inc. et al. and Mizrahi (128 Hazelton) Inc. et al. receiverships; preparing summary note re: relief being sought in same; attending meeting with internal construction group and A&M re: construction management transition matters; attending meeting with A&M and counsel to SISP participant re: SISP matters; reviewing SISP update deck for stakeholders subject to an NDA; reviewing and revising draft letter agreement with BM Windows re: interim contractual arrangement.
08/21/24	JMA	0.50	Reviewing portion of report on residential management fees and suggesting changes to same; sending report to legal team for review; reviewing memo outlining CM transition improvements.
08/21/24	LJL	1.60	Preparing for and attending meeting with J. Nevsky, F. Mak and Goodmans team re: sales process issues and potential for transition to new construction manager.

Date	TKID	Hours	Description
08/21/24	SPS	0.40	Meeting with A&M team and M. Dunn re: documents received.
08/22/24	BON	2.20	Attention to emails/discussions with Aviva counsel; [REDACTED] attention to SISP update for NDA stakeholders; attend update call with A&M; attention to additional Phase 2 discussions with Aviva counsel.
08/22/24	CAG	2.10	Emails with J. Linde re: LC matters; emails with A&M re: SISP bidder matters; review Hazelton/SAW receivership motion materials and emails with internal team re: same; attend status update call with A&M; telephone call with J. Linde re: various case matters.
08/22/24	FBK	1.20	Prepare correspondence to Masters Insurance; calls with M. MacKenzie re: same; e-mails with M. MacKenzie re: same.
08/22/24	JLI	3.90	Corresponding with stakeholders subject to NDA re: Phase 1 SISP Update; preparing correspondence to City of Toronto re: return of original letters of credit issued by KEB Hana Bank Canada; reviewing materials filed in connection with Sam M (180 Saw) LP Inc. et al. and Mizrahi (128 Hazelton) Inc. et al. receiverships; reviewing and responding to correspondence re: same; attending daily conference call with Receiver team; preparing fully executed copy of Retainer Agreement with Claims Officer; reviewing summary of documents uploaded to Phase 2 SISP data room.
08/22/24	JMA	0.10	Corresponding with J. Linde regarding key document brief.
08/22/24	SPS	2.70	Drafting various correspondence; reviewing and revising draft Receiver's report; meeting with student re: chronology.
08/23/24	CAG	1.40	Telephone call with J. Linde re: update/instruction on various case matters; telephone call with Osler re: SISP/Hazelton and SAW matters and various other case matters; emails with A&M re: SISP and other case matters.
08/23/24	JLI	0.70	Attending conference call with Osler team re: update on various receivership matters; reviewing draft correspondence to counsel to subcontractor re: Project materials; reviewing and responding to correspondence re: return of original letters of credit issued to City of Toronto.
08/23/24	SPS	5.10	Reviewing and revising draft Receiver's Report; drafting various correspondence re: Gamma and Mizrahi documents; internal and client correspondence re: same.
08/25/24	CAG	0.20	Review summary of Phase 2 SISP data room uploads.

Total Fees**\$125,437.50****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
INA	Andres, Ian	0.50	915.00	457.50
BON	O'Neill, Brendan	10.40	1,265.00	13,156.00
LJL	Latham, Joseph	2.40	1,265.00	3,036.00
FBK	Kussner, Francy	3.20	1,210.00	3,872.00

Invoice No. 818638
Our File No. XEBN 232285

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August 27, 2024

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
JCC	Cosentino, Joe	6.90	1,095.00	7,555.50
MSD	Dunn, Mark	40.20	965.00	38,793.00
SPS	Stothart, Sarah	9.30	805.00	7,486.50
CAG	Armstrong, Chris	18.40	985.00	18,124.00
JMA	Martschenko, Julia	14.00	725.00	10,150.00
JLI	Linde, Jennifer	25.40	590.00	14,986.00
BTE	Tee, Brittni	11.90	630.00	7,497.00
DPS	Word Processing	2.70	120.00	324.00
Total Fees				\$125,437.50

Disbursements

Description	Amount
Copies	58.25
Computer Searches - Westlaw Carswell	1,598.00
Filing Fee - Motion	339.00
Parking/ Cab / Mileage	16.75
Meals	12.80
Total Disbursements	\$2,024.80

Total Fees On This Invoice	\$125,437.50
ON HST @ 13.0%	\$16,306.88
Non-Taxable Disbursements	\$339.00
Taxable Disbursements	\$1,685.80
Total Disbursements On This Invoice	\$2,024.80
ON HST @ 13.0%	\$219.15
Total On This Invoice (CAD)	\$143,988.33
Total On This Invoice (USD)	\$107,991.25

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Invoice No. 818638

Our File No. XEBN 232285

Page 8

August 27, 2024

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red ink signature, appearing to be "E. & O. E. BON", is written over the text "GOODMANS LLP".

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
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goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

September 10, 2024

Our File No.	XEBN	232285
Invoice No.		819549

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
08/22/24	MCU	0.40	Meeting with S. Stothart regarding task to prepare chronology and summary of relevant documents and events.
08/26/24	CAG	0.90	Emails with City re: LC matters; telephone call with KSV and counsel re: Hazelton/SAW receivership matters.
08/26/24	SPS	4.60	Reviewing and revising draft Receiver's Report; drafting correspondence re: Gamma.
08/27/24	BON	0.60	Attend weekly update c/c with Osler and A&M.
08/27/24	BON	0.50	Attend bi-weekly update call with A&M.
08/27/24	CAG	5.70	Attend status update call with A&M and Osler re: discussion of SISP and various other case matters; review and comment on lender update deck; attending to matters re: Hazelton/SAW receivership motions and video conference with A&M re: discussion of bank account review; attend status update call with A&M re: discussion of various case matters; drafting SISP transaction term sheet outline.
08/27/24	FBK	0.30	Correspondence with M. MacKenzie and Goodmans team re: insurance matters.
08/27/24	JCC	0.90	Voicemail from F. Mak; emails to and from F. Mak; brief review of Skygrid Subcontract re: assignability; Teams call with F. Mak; email to F. Mak re: Offsite Storage Agreement; minor revision to OSSA.
08/27/24	JLI	0.20	Reviewing and revising list of Goodmans ongoing activities for Weekly Lender Update.
08/27/24	JMA	0.10	[REDACTED]
08/27/24	LJL	0.20	Emails re: need for discussion on construction transition issues.
08/27/24	MCU	2.70	Compiling relevant documents and events into a chronology.

Date	TKID	Hours	Description
08/27/24	MSD	6.20	Updating on forensic analysis; reviewing and revising forensic review material; exchanging correspondence re: seele settlement; reviewing analysis of CM transition and differences between MI and Skygrid; exchanging correspondence re: Gamma.
08/27/24	SPS	0.30	Drafting correspondence re: Gamma.
08/28/24	BON	3.10	Review A&M draft Next Steps Timeline; review draft Developer Term Sheet; attend c/c with A&M and Osler re: same; attend follow-on call with A&M re: governance term sheet matters.
08/28/24	CAG	4.70	Revising transaction term sheet outline and circulating to A&M and Osler; video conference with A&M re: potential CM transition issues; review/consider form of subcontract re: novation and emails with A&M re: same; video conference with A&M and Osler re: discussion of SISP transaction term sheet and timeline; review/consider SAW receivership application and emails with A&M re: same; interoffice conference with G. Gill re: instructions for SAW/Hazleton hearings and emails with Norton Rose re: same; emails re: Gamma matters; emails with A&M re: Cult settlement matters; emails re: LC matters.
08/28/24	FBK	0.40	Review e-mails from M. MacKenzie and from C. Armstrong; correspondence re: insurance matters.
08/28/24	JCC	0.70	Teams call with S. Ferguson, F. Mak and J. Nevsky (Alvarez & Marsal) and C. Armstrong and J. Latham; preparation of summary notes; review correspondence to Alvarez & Marsal re: novation of subcontracts.
08/28/24	JMA	0.80	Reviewing section of draft report on commissions for consistency with client's report and analyzing same; receiving instructions to do final review of report; reviewing letter from J. Morse regarding payment motion and correspondence with legal team regarding same; [REDACTED]
08/28/24	LJL	0.50	Call with A&M and internal team re: construction contract transition issues; reviewing email from C. Armstrong re: same.
08/28/24	MSD	7.70	Reviewing and revising Report re: MI Payment Motion; reviewing memo re: Skygrid comparison to MI; exchanging correspondence re: same, exchanging correspondence re: Gamma.
08/29/24	BTE	0.80	Drafting rider for Receiver's Report re: construction issues.
08/29/24	CAG	3.20	Video conference with K. Saddington re: transaction tax issues and reporting email to client re: same; [REDACTED] attend status update call with A&M; emails with Norton Rose and A&M re: Hazelton/SAW motion status; emails with City and A&M re: LC matters.
08/29/24	FBK	0.70	E-mails with A. Duraes (Masters); e-mail with M. Ciccolini (Masters); telephone discussion with M. MacKenzie.
08/29/24	JCC	0.60	Continue review of Subcontract and CCDC 5B Contract re: assignment and novation issues.
08/29/24	JMA	2.50	Reviewing Receiver's Report for overall consistency and editing and corresponding with legal team regarding same; reviewing correspondence from J. Morse regarding scheduling date.
08/29/24	KSN	0.80	Telephone conference re: tax issues; considering tax issues.
08/29/24	MSD	3.20	Exchanging correspondence re: commissions and Seele; conducting further review of payment motion Report; meeting with client re: same.

Date	TKID	Hours	Description
08/30/24	BTE	3.80	Drafting rider for Receiver's Report re: MI construction issues and improved metrics under SKYGRiD.
08/30/24	FBK	0.50	Email from Masters brokers; emails with M. Mackenzie; emails with J. Cosentino; emails with C. Armstrong.
08/30/24	GGI	2.00	Attending Court hearing re: CEI v Mizrahi; preparing notes re: submissions and Orders made during hearing; drafting reporting email to C. Armstrong re: same.
08/30/24	JCC	0.80	Review correspondence from F. Kussner to Alavarez & Marsal and Masters re: insurance issues; email to Alvarez & Marsal and Masters personnel; receipt and review of correspondence from M. MacKenzie; continued review of issues re: subcontract novation or assignment.
08/30/24	JMA	0.20	Reviewing correspondence with client regarding draft note to Gamma; reviewing correspondence with client regarding proposed response to J. Morse on service of motion materials; corresponding with legal team regarding outstanding invoices from Irpinia Kitchen and portion of draft report on KDC report.
08/30/24	MSD	3.20	Reviewing and revising Fifth Report of the Receiver; reviewing documents provided by A&M forensic; furthering review of motion material.
09/01/24	CAG	0.40	Review notes from G. Gurratan re: Hazelton/SAW motion and circulating to A&M; telephone call with J. Nevsky re: SISP/term sheet matters.
09/03/24	BON	1.70	Attend weekly update call with Osler and A&M; attend c/c with A&M re: next steps with Tridel.
09/03/24	CAG	1.80	Emails with F. Kussner re: insurance matters; attend status update call with A&M and Osler; review A&M comments on transaction term sheet and fee proposal; video conference with A&M re: SISP/transaction matters.
09/03/24	FBK	0.40	E-mails with A&M and with Masters re: insurance matters.
09/03/24	JCC	1.90	Review correspondence from F. Kussner to M. Ciccolini; receipt and review of correspondence from M. MacKenzie; review updated Budget, updated Project Schedule and status of construction report; review potential insurance issues.
09/03/24	JLI	0.30	Reviewing and revising list of Goodmans ongoing activities for Weekly Lender Update.
09/03/24	JMA	0.10	Reviewing correspondence with J. Morse regarding schedule for motion and correspondence with client regarding invoices for Irpinia.
09/03/24	MCU	0.80	Compiling relevant documents and events into a chronology.
09/03/24	MSD	3.60	[REDACTED] reviewing and revising motion material re: MI Payment motion.
09/04/24	BON	0.60	Attention to weekly A&M update; attend c/c with Aviva counsel.
09/04/24	BTE	3.00	Reviewing Notice of Motion and affidavit in Gamma dispute; attending teleconference with opposing counsel re: Gamma dispute; attending interoffice conference with M. Dunn re: next steps.
09/04/24	CAG	0.40	Interoffice conference with B. O'Neill re: SISP transaction matters.
09/04/24	FBK	0.40	E-mails with M. MacKenzie re: insurance matters conference with J. Cosentino re: upcoming insurance meeting.
09/04/24	MSD	3.40	Discussing Gamma claim with McMillan; reviewing motion material from Gamma; reviewing report re: same; reviewing and revising Fifth Report.

Date	TKID	Hours	Description
09/05/24	BON	1.40	Attend bi-weekly update call with A&M; review and discuss draft CCAA transition documents.
09/05/24	BTE	2.30	Reviewing and revising Receiver's Report.
09/05/24	CAG	2.20	Review and comment on developer fee schedule and Osler comments on same and preparing updated draft and circulating to A&M and telephone call with A&M re: same; attend status update call with A&M; review and comment on draft letter re: cash collateral refund and emails with A&M re: same.
09/05/24	FBK	1.50	Review documentation re: construction soft costs forwarded by A. Duraes (Masters) and agenda for Teams meeting; attend on Teams meeting with Goodmans, A&M and Masters re: insurance matters.
09/05/24	JCC	1.70	Receipt and review of correspondence from A. Bela Dares; receipt and review of correspondence from M. Mackenzie; review of budget calculator and meeting agenda; Teams call with A&M personnel, Master Insurance, Skygrid personnel and F. Kussner; preparation of summary notes.
09/05/24	JMA	0.10	Reviewing correspondence with client re: draft Fifth Receiver's Report and notes on same.
09/05/24	MSD	3.40	Reviewing and revising Fifth Report; circulating internally; attending call with client re: various issues; reviewing new documents re: Royal Bedrock; reviewing Gamma holdback issues.
09/06/24	BON	1.10	Attention to APS analysis and emails/discussions re: same; attention to emails/discussions with Aviva counsel.
09/06/24	CAG	1.40	Review/consider APS analysis deck and emails with A&M re: same; review/revise updated version of developer fee term sheet; telephone call with M. MacKenzie re: condo APS matters
09/06/24	JCC	0.50	[REDACTED]
09/06/24	LEM	0.60	Attending set date court for noise violation.
09/06/24	MSD	1.20	Participating in discussions with N. Ferguson re: potential report; reviewing invoices relevant to same; reviewing documents relevant to potential royal bedrock claim.
09/07/24	BON	0.70	Review and discuss CCAA transition planning documents and APS analysis.

Total Fees

\$94,659.00

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
SPS	Stothart, Sarah	4.90	805.00	3,944.50
MSD	Dunn, Mark	31.90	965.00	30,783.50
FBK	Kussner, Francy	4.20	1,210.00	5,082.00
CAG	Armstrong, Chris	20.70	985.00	20,389.50
BON	O'Neill, Brendan	9.70	1,265.00	12,270.50
JCC	Cosentino, Joe	7.10	1,095.00	7,774.50
LJL	Latham, Joseph	0.70	1,265.00	885.50
KSN	Saddington, Kenneth	0.80	1,020.00	816.00
BTE	Tee, Brittni	9.90	630.00	6,237.00

Invoice No. 819549
 Our File No. XEBN 232285

Page 5
 September 10, 2024

JMA	Martschenko, Julia	3.80	725.00	2,755.00
JLI	Linde, Jennifer	0.50	590.00	295.00
LEM	Leonard, Mark	0.60	725.00	435.00
MCU	Cummings, Maddy	3.90	450.00	1,755.00
GGI	Gill, Gurratan	2.00	450.00	900.00
DPS	Word Processing	2.80	120.00	336.00
Total Fees				\$94,659.00

Total Fees On This Invoice	\$94,659.00
ON HST @ 13.0%	\$12,305.67
Total On This Invoice (CAD)	\$106,964.67
Total On This Invoice (USD)	\$80,223.50

THIS IS OUR ACCOUNT HEREIN
 GOODMAN'S LLP



E. & O. E.
 BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

September 23, 2024

Our File No.	XEBN	232285
Invoice No.		819991

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
09/09/24	CAG	0.80	Video conference with M. Mackenzie re: SISP report and various other case matters; interoffice conference with J. Linde re: discussion of various case matters.
09/09/24	FBK	1.00	E-mails with M. MacKenzie; e-mails from M. Ciccolini (Masters); e-mails and documents from A. Duraes (Masters).
09/09/24	JCC	0.20	Receipt and review of updated Insurance Cost Calculator.
09/09/24	JLI	2.10	Reviewing notes summarizing August 30 hearing re: receivership proceedings of Mizrahi (128 Hazelton) Inc. et al.; reviewing matters re: 760-762 Yonge Street and underlying documents; reviewing correspondence re: Off-Site Storage Agreement with Project subcontractor and proposing revisions to same; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing SISP next steps timeline and related roles & responsibilities document.
09/09/24	KSN	1.00	Consider tax issues.
09/10/24	BON	1.90	Attend bi-weekly c/c with A&M and Osler; attend c/c with A&M re: CCAA transition document and timeline.
09/10/24	CAG	2.90	Review and comment on lender update deck; attend status update call with A&M and Osler re: SISP/transaction and other matters; review governance table and videoconference with A&M re: discussion of SISP transaction matters and status update call; emails with A&M re: condo listing matters.
09/10/24	FBK	0.20	Correspondence to M. MacKenzie.
09/10/24	JCC	0.60	Receipt and review of correspondence from F. Mak; review email chain between Modern Niagara and Skygrid re: Offsite Storage Agreement; office conference

Date	TKID	Hours	Description
			with K. Herlin; preparation of draft email to F. Mak.
09/10/24	JLI	7.60	Reviewing and providing comments on draft Fifth Report of the Receiver; reviewing underlying agreements to assist with review of same; revising list of ongoing Goodmans activities for Weekly Lender Update; compiling materials in connection with review of Goodmans and A&M invoices; attending weekly standing call with Osler and A&M; attending call with A&M re: post-SISP transition matters; reviewing RFCA Financing Request Notice and related RFCA Limited Waiver.
09/10/24	JMA	0.10	Reviewing correspondence with client re: commission payments.
09/10/24	KEH	0.30	Receipt of Storage Agreement from J. Cosentino and exchange emails with him regarding same.
09/10/24	KSN	1.00	Consider tax issues.
09/10/24	MSD	1.00	Finalizing seele settlement; discussions with M. Mackenzie re: various issues; reviewing forensic analysis.
09/11/24	BON	1.60	Attention to NDA matters with Chaitons; attend c/c with Aviva and A&M; attention to emails/discussions re: legacy marketing materials.
09/11/24	BTE	0.20	[REDACTED]
09/11/24	CAG	1.70	Attend video conference with Aviva re: discussion of SISP/transaction matters; emails with litigation team re: MI motion matters; [REDACTED] interoffice conference with P. Ruby re: OneBloorWest website matter.
09/11/24	JCC	0.30	Office conference with K. Herlin; receipt and review of correspondence from F. Mak re: Off Site Storage Agreement.
09/11/24	JLI	3.40	Reviewing and providing comments on draft Fifth Report of the Receiver; reviewing underlying agreements to assist with review of same; assigning research to articling student re: post-SISP transition matters; reviewing draft email to be sent to counsel to Mizrahi Inc. re: payment motion matters; preparing, reviewing and revising form of RFCA Limited Waiver re: September Financing Advance and form of RFCA Waiver and Acknowledgement Agreement; reviewing correspondence from A&M re: updates on various SISP matters.
09/11/24	JMA	0.80	Meeting with legal team re: next steps on file [REDACTED] drafting summary of meeting for B. Tee; reviewing correspondence with legal team re: draft email to J. Morse.
09/11/24	KEH	0.30	Following exchange of e-mails with J. Cosentino, meeting with J. Cosentino to discuss role of owner of property in connection with Storage Agreement and suggest draft changes in connection therewith.
09/11/24	MSD	2.10	Attending meeting with J. Martschenko and S. Stothart re: next steps in the action; exchanging correspondence with K. Tanaka; revising the Fifth Report; reviewing and considering IP issues.
09/11/24	PDR	0.60	Prepare for and discuss onebloorwest.com with C. Armstrong.
09/11/24	SPS	0.50	Meeting with M. Dunn and J. Martschenko re: next steps.

Date	TKID	Hours	Description
09/12/24	BON	1.80	Attend bi-weekly call with A&M; attention to draft Fifth Report of the Receiver (re: MI Payment Motion).
09/12/24	BTE	3.40	[REDACTED]
09/12/24	CAG	2.00	Attend status update call with A&M; begin review and comment on draft 5th Report.
09/12/24	FBK	0.30	E-mails with M. MacKenzie re insurance matters.
09/12/24	JLI	0.80	Attending daily update call with A&M; reviewing draft fee schedule in connection with a developer proposal.
09/12/24	JMA	0.10	Reviewing correspondence with client re: proposed response to MI questions.
09/12/24	MSD	1.50	Attending discussions with client; finalizing and sending response to Mizrahi Inc.; reviewing Gamma issues,
09/13/24	BON	1.30	Review and comment on Developer Fee Proposal; attention to draft Fifth Report re MI Payment Motion.
09/13/24	BTE	1.40	[REDACTED]
09/13/24	CAG	3.20	Review and comment on updated version of transaction fee proposal and emails with A&M and Osler re: same; continue review and comment on draft 5th report; telephone call with J. Nevsky re: SISP transaction matters.
09/13/24	FBK	0.40	E-mails with M. MacKenzie.
09/13/24	JLI	1.40	Drafting correspondence to contacts at City of Toronto re: return of original letters of credit; reviewing and revising RFCA Limited Waiver re: September Financing Advance and form of RFCA Waiver and Acknowledgement Agreement; drafting note to A&M re: same.
09/13/24	JMA	0.10	Corresponding with legal team re: joining upcoming call with wider legal team.
09/13/24	MCU	2.10	Researching case law [REDACTED]
09/13/24	SPS	0.70	Correspondence with student re: [REDACTED] research re: same.
09/14/24	BON	2.40	Attention to draft Fifth Report re MI Payment Motion.
09/15/24	GGI	2.60	Conducting research [REDACTED]
09/16/24	BON	1.90	Attend internal c/c re: draft Fifth Report re MI Payment Motion; review Osler comments to draft Roles and Responsibilities document and the draft Timeline.
09/16/24	BTE	5.50	Attending interoffice conference re: revisions to Fifth Report; Integrating changes to Fifth Report; Revising CERIECO Unrecorded Payments Rider.
09/16/24	CAG	2.40	Complete reviewing and commenting on draft 5th Report and video conference with litigation team re: discussion of comments on same; review/consider Osler comments on SISP transaction materials; interoffice conference with J. Linde re: BM Window letter agreement.
09/16/24	JLI	4.90	Attending internal call re: draft Fifth Report of the Receiver and comments re: same; reviewing and responding to correspondence from City of Toronto re: return of original letters of credit; reviewing and revising draft letter agreement with BM Windows re: interim contractual arrangement.; discussing same with

Date	TKID	Hours	Description
			C. Armstrong; reviewing motion materials filed in connection with Mizrahi (128 Hazelton) Inc. et al. and Sam M (180 Saw) LP et al. receiverships; reviewing draft Development Proposal Term Sheet and A&M comments on same; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing Goodmans' invoices for purposes of redacting privileged or confidential information; attending call with F. Mak re: draft letter agreement with BM Windows; reviewing updated draft indemnity agreement re: construction staging permit with City of Toronto; reviewing and responding to correspondence re: same.
09/16/24	JMA	1.20	Reviewing correspondence on construction management fee to incorporate into fifth report; drafting notice of motion for set off claim payments; corresponding with legal team [REDACTED]
09/16/24	MCU	2.40	Researching case law [REDACTED]
09/16/24	MSD	3.00	Discussing revisions to the fifth report with C. Armstrong, B. O'Neill and J. Linde; revising fifth report; reviewing documents relevant to same.
09/16/24	SPS	1.30	Meeting with M. Dunn, C. Armstrong, B. O'Neill, J. Linde and B. Tee re: fifth report of the receiver.
09/17/24	BON	1.80	Attention to weekly lender update; attend weekly c/c with Osler and A&M; attend bi-weekly update call with A&M.
09/17/24	BTE	0.30	Reviewing and Revising 5th Receiver's Report.
09/17/24	CAG	2.40	Video conference with Osler and A&M re: SISP transaction matters; telephone call with M. Mackenzie re: discussion of matters for update report and status of various outstanding issues; review/consider City indemnity and emails with J. Linde re: same; review and comment on revised BM Windows letter agreement and interoffice conference with J. Linde re: same; attend status update call with A&M.
09/17/24	JCC	2.40	Receipt and review of correspondence from F. Mak (x2); review and revise/comment on Subcontract Supplementary Conditions re: BM Windows; emails to F. Mak.
09/17/24	JLI	5.90	Reviewing and considering Osler comments on draft post-SISP transition documents; reviewing Goodmans and A&M invoices for purposes of redacting privileged or confidential information; attending weekly standing call with Osler and A&M; reviewing and revising draft BM Windows letter agreement re: interim contractual arrangement; discussing same with C. Armstrong and circulating same to A&M; reviewing and revising updated draft indemnity agreement re: construction staging permit with City of Toronto; reviewing and responding to correspondence re: same; attending update call with A&M.
09/17/24	JMA	1.30	Reviewing draft fifth receiver report and corresponding with legal team re: same; reviewing correspondence with client on fifth report; drafting notice of motion for set off claims.
09/17/24	MSD	5.50	Reviewing and revising fifth report; discussing various issues with client; exchanging correspondence re: forensic issues and reviewing documents re: same; circulating fifth report.
09/18/24	CAG	0.10	Emails re: RFCA waiver.

Date	TKID	Hours	Description
09/18/24	JLI	1.70	Reviewing terms of IGIS Credit Agreement with Debtors re: reimbursable expenses; preparing summary note re: same; reviewing Goodmans and A&M invoices for purposes of redacting privileged or confidential information; preparing note to Osler re: RFCA Waiver and Acknowledgement Agreement.
09/18/24	JMA	0.20	Meeting with M. Dunn to discuss notice of motion and incorporating findings from document review into fifth report.
09/18/24	MSD	1.30	Corresponding with N. Ferguson re: fee analysis; [REDACTED]
09/19/24	CAG	1.50	Review correspondence re: Onyx holdback and emails re: same; attend status update call with A&M re: discussion of SISP transaction and various other case matters; review/consider City of Toronto indemnity issue and emails with J. Linde re: same.
09/19/24	JLI	0.40	Reviewing correspondence from City of Toronto re: return of original letters of credit; speaking with A. Sterling re: payment matters; reviewing correspondence from subcontractor re: materials at Project site and draft response to same.
09/19/24	JMA	1.50	Drafting rider for fifth report re: correspondence surrounding the construction management fees charged by CM; drafting notice of motion for set off claims; corresponding with legal team re: student's research [REDACTED]
09/19/24	MSD	3.30	Attending discussion with client re: various strategic issues; reviewing Gamma material; drafting email to Gamma re: materials; reviewing potential additions re: correspondence with lenders; reviewing correspondence re: residential management fee.
09/19/24	TDA	0.20	Meeting with M. Dunn re: file update.
09/20/24	CAG	1.80	Review notes from student re Hazelton/SAW receivership matters and reporting email to client re same; begin revising developer transaction term sheet; emails with client re SISP status; emails re: Cult Iron matters.
09/20/24	FBK	0.20	Correspondence to M. MacKenzie.
09/20/24	GGI	7.40	Reviewing supplemental reports re: CEI v Mizrahi (Hazelton) and CEI v Mizrahi (180 SAW); attending Court hearing re: same; preparing notes re: submissions and Orders made during hearing; drafting reporting email to C. Armstrong re: same; conducting research [REDACTED]
09/20/24	JCC	0.70	Receipt and review of correspondence from F. Mak; review proposed revisions to Otis Elevator Subcontract; email to F. Mak.
09/20/24	JLI	2.90	Circulating note to City of Toronto re: draft indemnity agreement re: street occupation permit; reviewing correspondence from counsel to subcontractor re: holdback matters; preparing summary note to A&M re: same; retrieving documents referenced in draft Fifth Report of Receiver and circulating same to A&M; preparing form of Court orders re: post-SISP transition; reviewing A&M analysis re: fair market value and treatment of condominium units and providing comments on same; reviewing draft Notice of Motion re: Mizrahi Inc. payment motion.
09/20/24	JMA	1.80	Drafting notice of motion for declaration of no outstanding amounts owed to MI and set off claims; [REDACTED] [REDACTED] sending same to legal team for review.

Date	TKID	Hours	Description
09/20/24	MSD	1.00	Reviewing and revising Notice of Motion.
09/22/24	CAG	2.60	Review and comment on APS decks; emails with Cult counsel; reviewing developer proposal and drafting/revising term sheet.
09/22/24	MSD	2.40	Reviewing and revising notice of motion; exchanging correspondence re: Gamma claim.

Total Fees	\$107,467.00
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
MSD	Dunn, Mark	21.10	965.00	20,361.50
JCC	Cosentino, Joe	4.20	1,095.00	4,599.00
BON	O'Neill, Brendan	12.70	1,265.00	16,065.50
CAG	Armstrong, Chris	21.40	985.00	21,079.00
SPS	Stothart, Sarah	2.50	805.00	2,012.50
TDA	D'Angelo, Tyler	0.20	850.00	170.00
KSN	Saddington, Kenneth	2.00	1,020.00	2,040.00
FBK	Kussner, Francy	2.10	1,210.00	2,541.00
KEH	Herlin, Ken	0.60	1,150.00	690.00
PDR	Ruby, Peter	0.60	1,165.00	699.00
JLI	Linde, Jennifer	31.10	590.00	18,349.00
BTE	Tee, Brittni	10.80	630.00	6,804.00
JMA	Martschenko, Julia	7.10	725.00	5,147.50
GGI	Gill, Gurratan	10.00	450.00	4,500.00
MCU	Cummings, Maddy	4.50	450.00	2,025.00
DPS	Word Processing	3.20	120.00	384.00

Total Fees	\$107,467.00
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Disbursements

Description	Amount
Copies	132.25
Meals	23.21

Total Disbursements	\$155.46
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Total Fees On This Invoice		\$107,467.00
ON HST @ 13.0%		\$13,970.71
Taxable Disbursements	\$155.46	
Total Disbursements On This Invoice		\$155.46
ON HST @ 13.0%		\$20.21
Total On This Invoice (CAD)		\$121,613.38
Total On This Invoice (USD)		\$91,210.04

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

October 9, 2024

Our File No.	XEBN	232285
Invoice No.		821060

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
09/23/24	CAG	1.10	Telephone call with J. Nevsky re: SISP matters; interoffice conference with J. Linde re: receivership discharge/fee approval matters.
09/23/24	GGI	3.50	Conducting research [REDACTED] meeting with J. Linde re: same.
09/23/24	JLI	4.30	Reviewing notes from hearing re: receivership proceedings of Mizrahi (128 Hazelton) Inc. et al. and Sam M (180 Saw) LP Inc. et al.; reviewing articling student research re: post-SISP transition matters; discussing same with articling student; preparing draft letter to subcontractor re: holdback matters; updating service list; preparing form of Court Orders re: post-SISP transition; discussing review of A&M and Goodmans invoices with C. Armstrong.
09/23/24	MSD	3.40	Reviewing and revising notice of motion; reviewing Gamma construction issues; furthering revisions to Fifth Report.
09/24/24	BTE	1.10	Reviewing and locating exhibits for Receiver's Fifth Report.
09/24/24	CAG	7.30	Attend status update call with Osler; review/revise/draft Transaction Term Sheet and reviewing developer LOI and various existing agreements and orders; emails with A&M re: agent expense claim.
09/24/24	FBK	3.20	Conferences with M. Dunn; review and comment on draft Fifth Report of Receiver.
09/24/24	JCC	0.10	Receipt and review of correspondence from F. Mak.
09/24/24	JLI	2.40	Attending standing call with Osler; preparing form of Court orders re: post-SISP transition and reviewing precedent cases to assist with same; reviewing and responding to correspondence from subcontractor re: holdback matters; reviewing updates to draft Fifth Report of Receiver re: Mizrahi Inc. payment motion; reviewing and responding to correspondence re: corporate filings of

Date	TKID	Hours	Description
			Debtor entities.
09/24/24	JMA	3.20	Reviewing section of Fifth Report on set-off claims and collecting relevant appendices for same; reviewing Fifth Report and suggesting changes to same; corresponding with M. Dunn re same.
09/24/24	MSD	8.40	Attending discussion with Osler re: various issues; attending discussion with S. Ferguson re: Fifth Report; revising Fifth Report per discussion with S. Ferguson; attending discussion with J Martschenko re: revisions; drafting and revising summary of contracts and cast of characters.
09/25/24	BON	1.10	Attention to draft Fifth Report of the Receiver.
09/25/24	CAG	1.30	Review and comment on updated draft of Fifth Report; emails with Osler re: transaction term sheet.
09/25/24	FBK	0.50	Revising overview to the Fifth Report of the Receiver.
09/25/24	JCC	1.60	Receipt and review of correspondence from F. Mak; receipt and review of correspondence from C. Armstrong; begin review and revision of Supplementary Conditions to Walter's Subcontract; begin review and revision to Tridel's comments on Development Proposal.
09/25/24	JLI	0.90	Discussing receivership matters with M. Mackenzie; reviewing and responding to correspondence re: Fifth Report of Receiver; reviewing correspondence from SISP participating bidder and related documents.
09/25/24	JMA	0.70	Corresponding with legal team re: finalizing Receiver's Report and appendices for same; call with M. Dunn to discuss review of changes made by clients to report; reviewing report for inconsistencies.
09/25/24	MSD	7.80	Reviewing and revising Fifth Report; discussions with F. Mak; furthering revisions to report; providing instructions to J. Martschenko re: same; sending correspondence with Osler re: payment motion; discussions with M. Sheeley re: payment motion; reviewing and revising cast of characters and summary of characters.
09/25/24	SPS	1.00	Reviewing and revising draft Receiver's Report.
09/26/24	BON	1.90	Attention to emails/discussions re: developer term sheet; attend bi-weekly update call with A&M; attention to emails/discussions [REDACTED].
09/26/24	BTE	2.40	Compiling and reviewing exhibits for Fifth Report.
09/26/24	CAG	0.30	Review developer comments on CCDC 5B issues; emails with A&M re: developer fee matters.
09/26/24	JCC	1.80	Receipt and review of correspondence from F. Mak; begin review of revisions to Supplementary Conditions re: Hardwell's subcontract.
09/26/24	JLI	0.90	Compiling certain appendices to Fifth Report of Receiver; reviewing and considering correspondence re: Receiver's cross-motion re: Mizrahi Inc. payment motion; reviewing correspondence from City of Toronto re: letters of credit and updating internal tracker re: same; attending update call with A&M.
09/26/24	JMA	0.30	Reviewing correspondence with legal team re: finalizing Fifth Report and appendices for same; reviewing correspondence with client on potential further claims against MI; reviewing correspondence with Court and opposing counsel

Date	TKID	Hours	Description
			re: case conference.
09/26/24	LJL	0.40	Reviewing materials re: Deltera issues with CCDC contract; discussion with C. Armstrong re: same.
09/26/24	MSD	3.40	Reviewing and analyzing various appendices; reviewing and revising Fifth Report.
09/27/24	BON	0.50	Attention to emails/discussions re: Onyx holdback dispute/claim.
09/27/24	BTE	0.80	Reviewing and compiling exhibits for Receiver's Fifth Report.
09/27/24	CAG	0.70	Review and comment on draft email to agents re: listings; review Osler comments on Fifth Report.
09/27/24	FBK	0.50	Correspondence to M. MacKenzie; telephone discussion with M. MacKenzie.
09/27/24	GLL	0.40	Numerous email; review comments on eReg Transfers returned by the Land Registry Office.
09/27/24	JCC	2.80	Continue review and revision re: Hardwall Supplementary Conditions re: Development Proposal re: Tridel re: Walter's Supplementary Conditions.
09/27/24	JLI	3.60	Reviewing matters re: corporate filings of debtor entities; reviewing and responding to correspondence re: same; reviewing draft correspondence re: condominium marketing materials; discussing various receivership matters with A. Sterling; preparing correspondence to City of Toronto re: letters of credit; preparing draft email re: reimbursable expenses under IGIS Credit Agreement with Debtors; circulating same for comment.
09/27/24	JMA	0.40	Corresponding with J. Linde re: link to appendices; reviewing correspondence with client re: appendices; reviewing report to add relevant appendices.
09/27/24	MSD	3.20	Reviewing documents relevant to claim for breach of GC Agreement and email client re: same; reviewing comments from Osler and A&M.
09/28/24	CAG	0.20	Review and comment on note to Keb Hana re: admin agency invoices and emails with J. Linde re: same.
09/28/24	JLI	0.90	Reviewing comments received from Osler and A&M on Fifth Report of Receiver; preparing internal note re: same.
09/28/24	JMA	0.10	Corresponding with legal team re: incorporating comments from client and Osler.
09/29/24	CAG	2.40	Review A&M comments on Fifth Report; review A&M comments on Term Sheet and revising same.
09/29/24	JLI	1.70	Reviewing comments received on Fifth Report of Receiver; considering responses to same; preparing and reviewing correspondence re: reimbursable expenses under IGIS Credit Agreement with Debtors; reviewing draft Term Sheet re: potential development proposal; reviewing comments received on same and related Fee Schedule.
09/29/24	JMA	1.60	Corresponding with M. Dunn regarding reviewing documents to ensure incorporation of client comments and meeting with client tomorrow; revising report to incorporate client's changes and ensure proper structure and identifying information missing from clients; sending same to M. Dunn and discussing further review on dates and incorporating information into cover letter to client.

Date	TKID	Hours	Description
09/29/24	LJL	0.20	Emails re: term sheet questions.
09/29/24	MSD	4.60	Reviewing and revising Fifth Report per comments from A&M and Osler; reviewing relevant documents.
09/30/24	BON	2.90	Attention to revised Fifth Report; attend c/c with A&M re: same; attention to Developer Term Sheet and emails/discussions re: same.
09/30/24	BTE	0.50	Cross-referencing comments in Fifth and First Report for consistency.
09/30/24	CAG	1.70	Telephone call with client re: Fifth Report; telephone call with Osler re: term sheet; emails re: subcontractor matters; emails re: term sheet matters.
09/30/24	JCC	5.60	Teams Call with F. Mak (A&M) and A. Marciniak (Skygrid) re: review of Supplementary Conditions to Walter's Steel Subcontract; full review of and revisions to Supplementary Conditions re: Walter's Steel; receipt and review of correspondence from F. Mak; continued review of and revisions to Tridel issues re: CCDC Supplementary Conditions; review 5B Contract with Skygrid re: various provisions.
09/30/24	JLI	5.30	Preparing form of Court Orders re: post-SISP transition; reviewing orders from precedent cases to assist with preparation of same; attending call with A&M re: Fifth Report; reviewing and responding to correspondence re: Fifth Report; updating tracker of key Goodmans open items for Weekly Lender Update; considering additional matters re: Fifth Report and related appendices; preparing correspondence re: corporate filings of debtor entities; reviewing matters re: construction contracts in connection with post-SISP transition.
09/30/24	JMA	5.50	Reviewing changes to draft Report and ensuring accuracy of same; incorporating missing dates into Report; meeting with client group to review changes to Fifth Report and discuss further changes and strategy on same; amending memo to client setting out changes in Report and missing information; incorporating changes from client into Report and sending same to M. Dunn to review; call with client re: additional changes.
09/30/24	LJL	0.40	Emails with internal team re: concerns raised by client about subcontracts entered into and those about to be entered into; scheduling internal call.
09/30/24	MSD	4.70	Revising Fifth Report; discussions with client; furthering revisions to Report.
09/30/24	PKU	0.30	Emailing responses to J. Linde questions re: Mizrahi Commercial (The One) GP Inc., Mizrahi Commercial (The One) Inc. and Mizrahi Commercial (The One) LP and their maintenance.
09/30/24	TDA	0.50	Review of LRO correspondence and return of severance transfers; correspondence with internal working group re: same.
10/01/24	BON	3.90	Attend internal c/c re: Developer Term Sheet; attend bi-weekly c/c with Osler and A&M; attention to draft Fifth Report; attend bi-weekly update call with A&M.
10/01/24	BTE	1.70	Reviewing Altus reports re: MI construction issues and compiling excerpts as appendices for the Receiver's Fifth Report.
10/01/24	CAG	6.80	Video conference with construction team re: CCDC 5B negotiation points with developer; attend status update call with Osler; emails with litigation team re: Fifth Report; reviewing Osler and A&M comments on term sheet and revising/drafting same and circulating to working group; attend status update

Date	TKID	Hours	Description
			call with A&M; emails re: severance matters.
10/01/24	FBK	0.20	Follow up on insurance matters.
10/01/24	GLL	0.30	Numerous email regarding revisions to the transfers.
10/01/24	HOW	0.90	Office conference between H. Wise and J. Cosentino; review of emails relating to Tridel, 5B issues.
10/01/24	JCC	1.90	Teams call with Goodmans personnel re: potential issues with new CCDC 5B Contract and new subcontracts; receipt and review of correspondence from F. Mak; review correspondence from J. Linde to F. Mak re: CCDC 5B issues; continue preparation of revisions/comments re: Supplementary Conditions to Hardwall Subcontract.
10/01/24	JLI	3.90	Preparing email to A&M re: corporate filings of debtor entities; reviewing matters re: construction contracts to be entered into in connection with post-SISP transition; attending call with internal construction team re: same; attending weekly standing call with Osler and A&M; preparing summary note to A&M re: form of Construction Management Agreement; attending update call with A&M.
10/01/24	JMA	1.60	Revising Report in line with comments from M. Dunn; sending draft Report to client and Osler along with comparison to prior version; sending report to KDC for review and comment and implementing changes from same; reviewing comments from BDO and incorporating same into report and sending to M. Dunn for review.
10/01/24	LJL	0.80	Reviewing emails; conference call with internal team re: questions posed by Deltera on CCDC; follow up with J. Cosentino.
10/01/24	MSD	5.20	Discussions with F. Mak re: Report; reviewing comments on report from B. O'Neill; reviewing comments on Report from Osler; revising Report per comments.
10/01/24	PKU	1.30	Exchanging emails with J. Linde on corporate filings of Mizrahi Commercial (The One) LP; preparing form re: change of address of principal place of business for Limited Partnership, GP resolution re: change in principal place of business and renewal form of limited partnership declaration and emailing to J. Linde.
10/01/24	TDA	0.30	Correspondence with G. Lauzon, C. Armstrong, and J. Linde re: severance Transfer and correcting items re: same.
10/02/24	BON	1.80	Attend c/c with A&M re: draft SISP update; attention to draft Fifth Report.
10/02/24	BTE	1.50	Attending interoffice conference with M. Dunn re: next steps; incorporating revisions to Fifth Report and appendices; uploading updated appendices to Box folder.
10/02/24	CAG	1.40	Review/revised updated fee schedule and circulating to client; review Mappro amended claim and emails with A&M re: same.
10/02/24	INA	0.40	Reviewing emails from C. Armstrong, M. Dunn, C. Lapa re: Mappro motion to amend claim and lift receivership stay; reviewing status of noise exemption permit for continuous pour; emails to J. Daniels re: anticipated permit extension; reviewing email from J. Daniels.
10/02/24	JCC	1.40	Receipt and review of correspondence from F. Mak; begin review and revision

Date	TKID	Hours	Description
			of Supplementary Conditions re: Bass subcontract; continue with review and revision to Hardwall subcontract.
10/02/24	JLI	0.80	Speaking with M. Mackenzie re: various receivership matters; reviewing correspondence from City of Toronto re: letters of credit and updating related tracker re: same; reviewing materials filed by Mappro Realty Inc. in connection with lift stay motion.
10/02/24	JMA	2.80	Meeting with counsel for J. Coco to discuss certain aspects of Report and accuracy of same; meeting with legal team to discuss strategy for Report over next few days; reviewing Exclusive Listing Agreement and analyzing potential claim for further damages; discussing same with M. Dunn; amending notice of motion for consistency with Fifth Report; corresponding with insolvency team re: additional comments and review on Report.
10/02/24	MSD	2.00	Preparing for and participating in discussion with Fogler re: facts relevant to MI Payment motion; continuing revisions to Fifth Report.
10/03/24	BTE	0.30	Reviewing A&M's proposed changes to exhibits.
10/03/24	CAG	2.30	Review and comment on updated draft of Fifth Report; review Mappro claim and lift stay motion and emails with Mappro counsel re: 9:30 attendance.
10/03/24	JCC	1.90	Receipt and review of correspondence from J. Nevsky; telephone conference with J. Latham; review correspondence from J. Latham to J. Nevsky; continue revisions to Supplementary Conditions re: Hardwall; continue revisions to Supplementary Conditions re: Bass.
10/03/24	JLI	1.70	Attending to matters re: hard copies of Debtors' minute books; reviewing materials filed by Mappro Realty Inc. in connection with lift stay motion; reviewing correspondence re: same; reviewing draft renewal documents re: renewal of Mizrahi Commercial (The One) LP; reviewing comments received from Osler and A&M on draft Term Sheet.
10/03/24	JMA	0.30	Corresponding with legal team re: changes required to report and circulating same; corresponding with client re: additional changes to Report.
10/03/24	JSL	4.90	Meeting with J. Linde re: Fifth Report of the Receiver; reviewing and revising Fifth Report of the Receiver.
10/03/24	LJL	0.40	Receipt and review of email from J. Nevsky and comments on responses to Deltera; email and telephone call with J. Nevsky re: same.
10/03/24	TDA	0.10	Correspondence with G. Lauzon re: file.
10/04/24	BON	1.60	Attend c/c with Osler and A&M re: Developer Term Sheet; attention to revised draft of Developer Term Sheet; attention to draft Fifth Report; attention to emails/discussions re: Balmuto staging area litigation.
10/04/24	CAG	5.20	Revising developer term sheet and circulating updated draft; video conference with A&M and Osler re: discussion of developer term sheet and fee schedule; further revisions to developer term sheet and fee schedule and circulating updated drafts to working group; emails re: Mappro lift stay motion; emails re: Fifth Report; telephone call with A. Sterling re: data sharing matters; emails with Osler and litigation team re: MI payment motion matters.
10/04/24	INA	0.80	Reviewing email from J. Daniels and updated noise exemption permit for continuous concrete pour; email to J. Daniels; emails to C. Armstrong, J. Linde; reviewing parks levy appeal materials, [REDACTED]

Date	TKID	Hours	Description
			<div></div>
10/04/24	JCC	2.60	Finalize review and revisions/comments re: Bass Subcontract; email to F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from M. MacKenzie; receipt and review of correspondence from A. Marciniak; receipt and review of correspondence from J. Daezner; continue preparation of issues chart re: new CCDC 5B Contract and assignment of subcontracts; receipt and review of Insurable Value Chart; email to M. Mackenzie.
10/04/24	JLI	3.10	Circulating draft renewal documents re: renewal of Mizrahi Commercial (The One) LP; reviewing and responding to correspondence re: corporate filings and minute books of Debtors; reviewing revised draft Term Sheet and Fee Schedule re: development proposal; attending call with A&M and Osler re: same; reviewing food & beverage lease agreements and hotel agreements against related definitions in draft Term Sheet; considering and responding to correspondence re: conflict matters; reviewing comments received on Fifth Report of the Receiver.
10/04/24	JMA	1.20	Reviewing comments on report from client and corresponding re: same; incorporating client's comments; corresponding with insolvency team re: further changes to report and incorporating same; reviewing correspondence on status of report from Osler and discussing same with legal team; corresponding with client re: revised appendices and reviewing same.
10/04/24	PKU	0.40	Filing renewal form for Mizrahi Commercial (The One) LP with the OBR and notifying the lawyer and updating the database.
10/04/24	SPS	0.60	Reviewing Fifth Report.
10/05/24	JLI	2.70	Advancing draft Orders re: post-SISP transition; reviewing underlying documents and precedents to assist with same.
10/05/24	JMA	0.20	Corresponding with M. Dunn re: status of Report and additional dispute concerning modern Niagara and Mappro.
10/06/24	CAG	4.70	Review and comment on updated draft of Fifth Report and emails with litigation team re: same.
10/06/24	FBK	0.50	Reviewing correspondence and documentation re: budget matters for insurance.
10/06/24	JLI	0.70	Reviewing and considering matters re: Mappro lift stay motion; reviewing related materials and responding to correspondence re: same; responding to correspondence re: Fifth Report of Receiver.
10/06/24	JMA	0.50	Corresponding with legal team re: latest changes to Report and status of same; incorporating further comments from insolvency team; corresponding with legal team re: call with client tomorrow; reviewing correspondence to client providing update on Report and plan for serving same.
10/06/24	MSD	4.80	Reviewing and revising Fifth Report; reviewing Mappro motion and considering response; updating client re: status of Fifth Report.

Total Fees**\$177,117.50**

Invoice No. 821060
Our File No. XEBN 232285

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October 9, 2024

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
JCC	Cosentino, Joe	19.70	1,095.00	21,571.50
CAG	Armstrong, Chris	35.40	985.00	34,869.00
FBK	Kussner, Francy	4.90	1,210.00	5,929.00
MSD	Dunn, Mark	47.50	965.00	45,837.50
INA	Andres, Ian	1.20	915.00	1,098.00
SPS	Stothart, Sarah	1.60	805.00	1,288.00
LJL	Latham, Joseph	2.20	1,265.00	2,783.00
TDA	D'Angelo, Tyler	0.90	850.00	765.00
BON	O'Neill, Brendan	13.70	1,265.00	17,330.50
HOW	Wise, Howard	0.90	1,140.00	1,026.00
JLI	Linde, Jennifer	32.90	590.00	19,411.00
JMA	Martschenko, Julia	18.40	725.00	13,340.00
BTE	Tee, Brittni	8.30	630.00	5,229.00
JSL	Sloan, Josh	4.90	580.00	2,842.00
GLL	Lauzon, Gloria	0.70	610.00	427.00
GGI	Gill, Gurratan	3.50	450.00	1,575.00
PKU	Kumari, Parveen	2.00	250.00	500.00
DPS	Word Processing	10.80	120.00	1,296.00
Total Fees				\$177,117.50

Disbursements

Description	Amount
Registration - Style / Business Name	233.60
Copies	1.25
Computer Searches - Westlaw Carswell	530.00
Search - Sub	46.45
Total Disbursements	\$811.30

Invoice No. 821060
Our File No. XEBN 232285

Page 9
October 9, 2024

Total Fees On This Invoice		\$177,117.50
ON HST @ 13.0%		\$23,025.27
Non-Taxable Disbursements	\$0.00	
Taxable Disbursements	\$811.30	
Total Disbursements On This Invoice		\$811.30
ON HST @ 13.0%		\$105.47
Total On This Invoice (CAD)		\$201,059.54
Total On This Invoice (USD)		\$150,794.65

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

October 23, 2024

Our File No. XEBN 232285
Invoice No. 821410

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/06/24	SPS	0.80	Reviewing and revising Fifth Report.
10/07/24	BON	2.80	Attention to draft Fifth Report; attention to emails/discussions and analysis re: Mappro claim; attention to emails/discussions re: Aviva matters; attend c/c with A&M re: Fifth Report; attend internal drafting call re: same.
10/07/24	CAG	4.70	Considering Mappro issues and emails with internal team re: same; emails with Osler and A&M re: developer term sheet status/comments; interoffice conference with litigation team re: review of Fifth Report; video conference with A&M re: discussion of comments on Fifth Report; review and comment on updated draft of Fifth Report; emails with T. D'Angelo re: severance matters; review Modern Niagara lien notice.
10/07/24	FBK	1.70	Review budget documents; emails with M. MacKenzie; conference call with A&M, Skygrid and Finnegan Marshall to review budget matters.
10/07/24	GLL	0.20	Follow-up with the Land Registry Office regarding amendments to the returned transfers.
10/07/24	INA	0.10	Reviewing email from M. Dunn re: merits of Mappro motion and claims.
10/07/24	JCC	1.80	Receipt and review of correspondence from M. Mackenzie; receipt and review of correspondence from A. Gunness; email to M. Mackenzie; Teams call with M. Mackenzie (A&M); A. Gunness (Finnegan Marshall); A. Marciniak (Skygrid), J. Daenzer (KDC), F. Kussner and J. Cosentino; preparation of summary notes and potential revisions to insurable budget items; continue preparation of key clauses re: subcontracts re: potential revisions by subcontractors.
10/07/24	JLI	2.20	Reviewing and considering conflict matters; reviewing Lien Notice filed by subcontractor pursuant to the Lien Regularization Order; attending meeting with

Date	TKID	Hours	Description
			litigation team re: outstanding notes to draft on Fifth Report re: Mizrahi Inc. payment motion; attending call with A&M re: Fifth Report; speaking with A. Sterling re: various receivership matters; reviewing revisions to Fifth Report.
10/07/24	JMA	4.70	Meeting with M. Dunn to discuss notes to draft on Report from client and insolvency team; meeting with litigation and insolvency team to review notes to draft on Report; amending report in line with discussions at meeting; circulating Report and blackline to client; meeting with client group to discuss Report and suggested changes to same; reviewing appendices and incorporating further comments into Report from insolvency team; circulating report and redline to client and Osler; call with M. Dunn to discuss Report; reviewing claim from Mappro and comments on same from legal team.
10/07/24	MSD	6.50	Making revisions to Fifth Report; setting up meetings with internal team and client re: same, furthering review of appendices; reviewing material served by Mappro; participating in multiple calls and emails re: Mappro submission; [REDACTED]
10/07/24	NLE	2.60	Meeting with M. Dunn; [REDACTED] [REDACTED] drafting email memo re: same.
10/07/24	SPS	1.70	Meeting with internal team re: Fifth Report; reviewing and revising same.
10/07/24	TDA	0.30	Correspondence with internal team re: severance transfers.
10/08/24	ADI	0.30	Attending meeting with M. Leonard to discuss attending set date Court.
10/08/24	BON	3.60	Attention to draft Fifth Report; attention to emails/discussions and draft correspondence re: Mappro litigation matters; attend weekly update call with Osler and A&M; attention to SISP extension; attention to draft Developer Term Sheet; attend bi-weekly update call with A&M.
10/08/24	BTE	1.30	Revising and proof-reading Fifth Report; reviewing and organizing exhibits to Fifth Report.
10/08/24	CAG	6.20	Review and comment on email re: Mappro lift stay and considering same and multiple emails with M. Dunn re: same; attend status update call with Osler and A&M re: discussion of SISP and various other case matters; review and comment on updated draft of developer term sheet; review and comment on SISP update; emails with A&M: re: SISP matters; attend status update call with A&M re: discussion of various case matters; review and comment on updated draft of Fifth Report and detailed review for finalization.
10/08/24	GLL	0.30	Numerous email; revise documents.
10/08/24	JLI	4.30	Reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing additional comments received on draft Term Sheet re: development proposal; reviewing near-final draft of Fifth Report of Receiver re: Mizrahi Inc. payment motion; attending weekly standing call with Osler and A&M; responding to correspondence re: form of Construction Management Agreement; reviewing and revising draft correspondence re: extension of SISP milestone; reviewing and considering matters re: Mappro Realty Inc. lift stay motion; reviewing and providing comments on draft Notice of Motion re: Mizrahi Inc. payment motion.
10/08/24	JMA	0.80	Corresponding with client re: status of Report; corresponding with legal team re: notice of motion; making amendments to notice of motion in line with

Date	TKID	Hours	Description
			comments from M. Dunn and recirculating same to team; corresponding with legal team re: appendices, bullet, and bracket review on Report; reviewing correspondence with opposing counsel re: Mappro's claim.
10/08/24	LEM	0.20	Drafting correspondence to prosecutor; meeting with A. Dickinson re: set date appearance.
10/08/24	MSD	3.80	Drafting summary for client re: Mappro claim; discussions with Osler; conducting discussions with client; furthering revisions to claim; reviewing issues re: Modern Niagara claim; reviewing and revising Notice of Motion.
10/08/24	NLE	3.30	[REDACTED]
10/08/24	SPS	2.60	Reviewing and revising Fifth Report; teleconferences with M. Dunn re: same.
10/08/24	TDA	0.20	Compiling resubmission of severance transfer; correspondence with G. Lauzon re: same.
10/09/24	ADI	0.10	Reading communications with prosecutor.
10/09/24	BON	1.80	Attention to draft Fifth Report; attention to SISP extension update; attend c/c re: final revisions to Fifth Report.
10/09/24	BTE	0.40	Reviewing and revising Fifth Report and appendices.
10/09/24	CAG	2.20	Review and comment on MI cross-motion; review A&M comments on updated draft of Fifth Report; video conference with A&M re: finalization of Fifth Report; review lien claim from Onyx; review and comment to revisions to Oz Holdback Release Agreement.
10/09/24	JCC	0.20	Receipt and review of correspondence from F. Mak; email to F. Mak.
10/09/24	JLI	0.50	Reviewing and responding to correspondence re: Fifth Report of Receiver; reviewing comments received on Fifth Report and related Notice of Motion; reviewing proposed revisions to Holdback Release Agreement and responding to correspondence re: same.
10/09/24	JMA	3.40	[REDACTED] meeting with M. Dunn to discuss recent changes to Report; incorporating comments from insolvency team into Report; amending notice of motion in line with comments from legal team; meeting with client group to discuss final changes to Report and notes to draft; incorporating changes to Report from meeting and discussing same with M. Dunn.
10/09/24	LEM	0.10	Corresponding with prosecutor re: next steps.
10/09/24	LJL	0.20	Emails re: need for summary of CCDC contract to prepare for Tridel meeting.
10/09/24	MSD	3.40	Conducting calls with client re: Fifth Report; reviewing and revising Fifth Report.
10/09/24	SPS	1.90	Reviewing and revising Fifth Report; finalizing same.
10/10/24	BON	2.40	Attend c/c with Chaitons and A&M; attend bi-weekly update call with A&M; attention to draft NOM and Fifth Report.
10/10/24	BTE	0.90	Drafting demand for particulars for lien claims by Modern Niagara and Onyx-Fire Protection Services; reviewing appendices.

Date	TKID	Hours	Description
10/10/24	CAG	0.90	Review A&M and various internal comments on Fifth Report and emails re: same; attend status update call with A&M re: discussion of SISP and various other case matters.
10/10/24	JCC	2.40	Receipt and review of correspondence from F. Mak; emails to F. Mak; receipt and review of correspondence from J. Nevsky; continue preparation of Summary Chart re: key provisions of CCDC 5B Contract re: assignment, termination; receipt and review of correspondence from A. Wong; email to A&M personnel.
10/10/24	JLI	5.30	Preparing letter to subcontractor re: holdback matters and related lien notice; reviewing underlying documents and correspondence to assist with preparation of same; attending update call with A&M; reviewing and providing comments on final draft of Fifth Report of the Receiver re: Mizrahi Inc. payment motion; reviewing related appendices; reviewing comments received from A&M on Notice of Motion.
10/10/24	JMA	0.90	Reviewing draft Report in line with comments from client and making changes to same; sending Report and appendices to client for review; call with client re: further changes to Report; reviewing further comments from client and ensuring same are incorporated.
10/10/24	LJL	0.20	Emails to schedule calls re: Tridel.
10/10/24	MSD	3.30	Furthering revisions to Fifth Report discussions with client re: same; reviewing lien notices re: Modern Niagara and Onyx.
10/10/24	SPS	2.20	Reviewing and revising Fifth Report; reviewing and revising Notice of Motion; correspondence re: same
10/11/24	ADI	0.40	Attending set date Court to determine date of hearing; sending update email to M. Leonard and J. Linde.
10/11/24	CAG	0.70	Brief review of final revisions to Fifth Report; review and comment on demand for lien particulars to Onyx and Modern Niagara.
10/11/24	JCC	2.90	Emails to F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from R. Gillott; emails to A. Wong; receipt and review of correspondence from A. Wong; review of sequential steps required pursuant to CCDC 5B Contract re: assignment to new Construction Manager and assignment of subcontracts; review Supplementary Conditions to existing CCDC 5B and existing Skygrid Subcontract re: key issues.
10/11/24	JLI	1.10	Reviewing draft letters to lien claimants re: demand for particulars; reviewing and responding to correspondence re: Provincial Offenses Act noise violation allegation; reviewing final version of Fifth Report of Receiver and related Motion Record.
10/11/24	JMA	1.90	Reviewing final version of Report and sending same to M. Dunn; reviewing confidential appendices and completing further redacting; revising notice of motion in line with changes to overview of Report and sending same to legal team for review; sending final version of Report to client for review and signature; sending final version of notice of motion to clients for review; incorporating changes to Report and appendices from client; call with M. Dunn re: serving final Report; serving final Report on counsel to MI and sending same to Osler; sending compiled motion record to client for review.
10/11/24	LEM	0.10	Corresponding with A. Dickinson and J. Linde re: next steps.

Date	TKID	Hours	Description
10/11/24	LJL	0.40	Emails re: summary of CCDC contract for Deltera meeting; emails re: scheduling of calls with Osler and with Tridel.
10/11/24	MSD	5.20	Updating call with N. Rolfe; finalizing and serving Fifth Report.
10/13/24	JLI	4.10	Reviewing Goodmans invoices for purposes of redacting confidential and privileged information in connection with fee approvals.
10/14/24	JLI	2.40	Reviewing Goodmans invoices for purposes of redacting confidential and privileged information in connection with fee approvals.
10/14/24	MSD	0.10	Exchanging emails with H. Chaiton.
10/15/24	BON	2.60	Attend weekly update call with Osler and A&M; review and comment on CCAA transition & Developer timeline; attention to draft CSA Plan; attend bi-weekly update call with A&M.
10/15/24	BTE	1.00	Organizing documents; finalizing and sending demands for particulars re: lien claims.
10/15/24	CAG	3.30	Emails with A&M re: SISP matters; attend status update call with Osler and A&M re: SISP transaction and various other case matters; review and comment on lender update deck; considering issues re: MI lien claim and emails re: same; considering issues re: POA proceeding and emails re: same; review and comment on SISP transaction timeline prepared by A&M; review Skygrid CCDC5B re: SISP transaction matters; attend status update call with A&M re: discussion of SISP transaction and other case matters; emails with M. Dunn re: Mappro lift stay matters.
10/15/24	HOW	0.90	Receipt and review of email from J Cosentino with attachment relating to Tridel; telephone call between H. Wise and J. Cosentino.
10/15/24	JCC	2.70	Receipt and review of correspondence from F. Mak; emails to A. Wong; emails to F. Mak; receipt and review of correspondence from A. Wong; [REDACTED] continue review of issues re: assignment, termination and novation.
10/15/24	JLI	6.20	Reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering comments from C. Armstrong re: same; reviewing correspondence from lenders re: SISP matters; attending weekly standing call with Osler and A&M; reviewing and considering draft timeline re: post-SISP matters and next steps; preparing form of Notice of Dispute and Referral to be delivered pursuant to Lien Claims Resolution Order; attending update call with A&M; reviewing draft letter re: return of cash collateral; reviewing draft Consent Order and amended statement of claim circulated by counsel to Mappro Realty Inc.; reviewing Goodmans invoices for purposes of redacting confidential and privileged information in connection with fee approvals.
10/15/24	LJL	0.50	Multiple emails with F. Mak, J. Cosentino and C. Armstrong re: approach to CCDC issues from Tridel; reviewing CCDC provisions and summary from J. Cosentino.
10/15/24	MSD	0.60	Meeting with client; exchanging correspondence re: Mappro claim.
10/15/24	NLE	0.50	[REDACTED]

Date	TKID	Hours	Description
10/16/24	CAG	2.70	Reviewing CCDC5B issues list and emails and telephone conference with A&M and internal team re: comments/considerations; review and comment on draft lien claim dispute notice; review and comment on draft letter to Keb Hana re: return of cash collateral; emails re: subcontractor novation matters and considering same; review J. Cosentino memo on CCDC5B issues list.
10/16/24	FBK	0.10	[REDACTED]
10/16/24	JCC	2.90	Receipt and review of correspondence from F. Mak; review correspondence from C. Armstrong to F. Mak; emails between C. Armstrong, J. Latham and J. Cosentino; review draft Interim Term Sheet; office conference with J. Latham and C. Armstrong; office conference with J. Latham; preparation of responses to F. Mak's email re: sequencing and process re: termination and assignment; review A&M's responses to Tridel re: questions on Supplementary Conditions re: CCDC 5B; review Skygrid form of Subcontract and CCDC 5B Contract with Skygrid; receipt and review of correspondence from S. Ferguson.
10/16/24	JLI	2.80	Reviewing and revising Notice of Dispute and Referral to be delivered pursuant to Lien Claims Resolution Order; drafting correspondence to A&M and Osler re: same; reviewing and revising draft correspondence re: return of cash collateral; reviewing correspondence re: CCDC 5B matters; updating, reviewing and revising Orders re: post-SISP transition; reviewing summary of CCDC 5B prepared by construction team and related issues.
10/16/24	JMA	0.30	Reviewing correspondence with Fogler re: confirming information with J. Coco; discussing status of motion with S. Stothart; reviewing correspondence with counsel for Mappro re: Receiver's consent to amendment of claim.
10/16/24	LJL	2.80	Multiple emails with internal team re: approach to assignment or termination of CCDC and negotiations with Tridel; reviewing draft term sheet; reviewing summary of assignment and termination provisions of CCDC and subcontracts; meeting with J. Cosentino and call with C. Armstrong to understand status and discuss/determine best approach to CCDC with Tridel/Deltera; further emails re: approach; reviewing and commenting on draft response to F. Mak email outlining potential path to new contract; response to F. Mak email.
10/16/24	NLE	2.20	[REDACTED]
10/17/24	BON	3.60	Attend internal c/c re: CCAA transition; attention to draft CSA Plan; attend c/c with A&M re: same; attention to scheduling matters with CCAA Court; attend bi-weekly update call with A&M.
10/17/24	CAG	4.30	Internal meeting re: SISP transaction and transition workstream items and discussion of key issues re: same; review and comment on RFCA funding request documents and considering cash flow matters; video conference with working team re: CCDC5B matters; attend status update call with A&M re: discussion of RFCA funding, SISP transaction and various other case matters.
10/17/24	JCC	2.90	Receipt and review of correspondence from F. Mak; email to F. Mak; receipt and review of draft Off Site Storage Agreement re: Riverside Group; emails to and from J. Linde re: OSSA re: Riverside; Teams call with R. Davidge and A. Wong (Osler), S. Ferguson, J. Nevsky and F. Mak (A&M), C. Armstrong and J. Latham re: review and discuss various issues re: Deltera/Tridel and various potential agreements with said entities; preparation of summary notes; preparation for meeting with Tridel and Osler.

Date	TKID	Hours	Description
10/17/24	JLI	4.40	Attending call with B. O'Neill, C. Armstrong and M. Dunn re: various case matters; responding to inquiry from stakeholder re: case conference; speaking with E. Krieger re: funding request matters; considering funding request matters and related documents; speaking with C. Armstrong re: same; reviewing and providing comments on Storage Space Agreement for subcontractor engaged on Project; attending call with A&M re: various case matters.
10/17/24	LJL	2.00	Emails re: Tridel position on subcontracts; conference call with A&M and Osler to discuss approach to Tridel issues and CCDC/subcontracts, preparing for call with Tridel; reviewing materials to prepare for call with Tridel.
10/17/24	MSD	2.50	Attending discussion with B. O'Neill, C. Armstrong and J. Linde re: various transition issues and other matters; preparing response to Mappro motion.
10/17/24	NLE	0.80	[REDACTED]
10/18/24	CAG	0.70	Review and comment on revised Notice of Cross Motion and emails with A&M re: MI lien claim dispute; review revised Mappro amended Statement of Claim and emails with M. Dunn re: same.
10/18/24	JCC	2.80	Teams call with Tridel/Deltera personnel, T. Betts (Gowlings), A&M personnel, R. Davidge and A. Wong (Osler), J. Latham and J. Cosentino; preparation of summary notes; receipt and review of correspondence from T. Betts, email to A. Wong; preparation of summary chart re: CCDC 5B Supplementary Conditions re: reporting to Owner; review and revise Offsite Storage Agreement re: Riverside Group.
10/18/24	JLI	3.40	Finalizing Notice of Dispute and Referral for Determination and delivering same; reviewing and responding to correspondence re: service of Fifth Report of the Receiver; finalizing RFCA Limited Waiver re: October financing request and circulating same for comment; reviewing updated Notice of Motion re: Mizrahi Inc. payment motion; reviewing and providing comments on Off-Site Storage Agreement with subcontractor engaged on Project; circulating same for further comment.
10/18/24	JMA	1.30	Reviewing correspondence from counsel for J. Coco and corresponding re: same with M. Dunn; corresponding with legal team re: finalizing and serving motion record; instructing assistant to prepare public version of same; corresponding with client re: information required to serve contractors; drafting service email and sending same to M. Dunn to review; reviewing redactions on public version of Report; serving contractors; sending service emails to client; reviewing notice of dispute of lien claim and corresponding with J. Linde re: same; reviewing correspondence with counsel for Mappro re: consent to amend Order.
10/18/24	LEM	0.10	[REDACTED]
10/18/24	LJL	1.40	Conference call with Tridel/Deltera, Osler, A&M re: CCDC 5B and issues.
10/18/24	MSD	1.80	Revising Notice of Motion; finalizing and serving Motion Record; exchanging correspondence re: motion.
10/18/24	NLE	0.30	[REDACTED]
10/18/24	SPS	0.70	Reviewing motion record.
10/19/24	JLI	1.20	Reviewing and incorporating further comments on Off-Site Storage Agreement

Invoice No. 821410
Our File No. XEBN 232285

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October 23, 2024

Date	TKID	Hours	Description
			with subcontractor engaged on Project; coordinating preparation of standalone Fifth Report of the Receiver; reviewing and responding to correspondence re: same.
10/20/24	JLI	5.20	Preparing detailed checklist for court attendance re: post-SISP transition matters; reviewing underlying materials and precedents to assist with preparation of same; reviewing compiled public version of Fifth Report of the Receiver; circulating same; reviewing and revising draft Orders re: post-SISP transition matters; reviewing precedents to assist with same.
10/20/24	JMA	0.20	Corresponding with M. Dunn re: joining call with Mappro counsel on October 21, 2024; reviewing correspondence with client re: link to report for posting to website.

Total Fees	\$159,541.00
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Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
INA	Andres, Ian	0.10	915.00	91.50
LJL	Latham, Joseph	7.50	1,265.00	9,487.50
HOW	Wise, Howard	0.90	1,140.00	1,026.00
JCC	Cosentino, Joe	18.60	1,095.00	20,367.00
CAG	Armstrong, Chris	25.70	985.00	25,314.50
MSD	Dunn, Mark	27.20	965.00	26,248.00
BON	O'Neill, Brendan	16.80	1,265.00	21,252.00
SPS	Stothart, Sarah	9.90	805.00	7,969.50
FBK	Kussner, Francy	1.80	1,210.00	2,178.00
TDA	D'Angelo, Tyler	0.50	850.00	425.00
JLI	Linde, Jennifer	43.10	590.00	25,429.00
JMA	Martschenko, Julia	13.50	725.00	9,787.50
LEM	Leonard, Mark	0.50	725.00	362.50
NLE	Lew, Noah	9.70	580.00	5,626.00
BTE	Tee, Brittni	3.60	630.00	2,268.00
GLL	Lauzon, Gloria	0.50	610.00	305.00
ADI	Dickinson, Adam	0.80	450.00	360.00
DPS	Word Processing	8.70	120.00	1,044.00

Total Fees	\$159,541.00
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Invoice No. 821410
Our File No. XEBN 232285

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October 23, 2024

Disbursements

Description	Amount
Copies	72.25

Total Disbursements	\$72.25
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Total Fees On This Invoice	\$159,541.00
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ON HST @ 13.0%	\$20,740.33
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Taxable Disbursements	\$72.25
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Total Disbursements On This Invoice	\$72.25
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ON HST @ 13.0%	\$9.39
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Total On This Invoice (CAD)	\$180,362.97
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Total On This Invoice (USD)	\$135,272.23
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THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

November 5, 2024

Our File No.	XEBN	232285
Invoice No.		822349

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/07/24	PKU	1.20	Reviewing the corporate records for Mizrahi Development Group (The One) Inc. and Mizrahi Commercial (The One) LP to determine the deficiencies, if any.
10/21/24	BTE	0.20	Organizing documents.
10/21/24	CAG	1.40	Emails with counsel to Hazelton Receiver re: MI stay; considering issues re: MI cross-motion and emails with litigation team re: same; review and comment on revised Offsite Storage Agreement and emails with J. Linde re: same; emails with M. Dunn re: Mappro claim/injunction matters and considering same.
10/21/24	FBK	0.20	Correspondence to M. MacKenzie re: insurance matters.
10/21/24	JCC	0.80	Review revised Offsite Storage Agreement re: Riverside; review email from J. Linde to F. Mak; receipt and review of correspondence from F. Mak; continue review of key clauses from Supplementary Conditions re: CCDC 5B re: inclusion in CCDC 5B with Deltera.
10/21/24	JLI	0.90	Updating service list; reviewing and revising draft checklist for Court attendance re: post-SISP transition matters; reviewing and considering correspondence re: Mappro lift stay motion.
10/21/24	JMA	1.50	Corresponding with B. Tee re: motion record; attending call with counsel for Mappro re: injunction and discussing same with M. Dunn; call with owner of Periera carpentry re: notice of motion and meeting with M. Dunn re: same.
10/21/24	MSD	3.20	[REDACTED] discussions re: Mappro with A. Siegel; reviewing motion material re: Mappro.
10/21/24	TDA	0.50	Call with LRO re: returned severance transfer; correspondence with G. Lauzon re: same.
10/22/24	BON	0.60	Attend weekly update call with Osler and A&M.

Date	TKID	Hours	Description
10/22/24	CAG	1.80	Telephone call with M. Dunn re: Mappro matters/strategic options; emails with A. MacKinnon re: Mizrahi CCAA comeback hearing; attend status update call with A&M and Osler re: discussion of SISP transaction and litigation matters; attend status update call with A&M re: discussion of SISP transaction and various case matters.
10/22/24	JCC	0.20	Receipt and review of correspondence from T. Betts; receipt and review of correspondence from A. Wong; email to T. Betts and A. Wong.
10/22/24	JLI	1.20	Attending weekly standing call with Osler and A&M; reviewing and updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering matters re: Mappro Realty Inc. motion.
10/22/24	JMA	0.10	Reviewing correspondence from Court setting case conference on November 13.
10/22/24	LJL	0.30	Emails with T. Betts, A. Wong and J. Cosentino re: need to speak on CCDC issues.
10/22/24	MSD	2.30	Meeting with Osler re: various issues; [REDACTED] reviewing nuisance issues raised by Mappro; correspondence and discussions re: Mappro procedural issues.
10/22/24	TDA	0.20	Reviewing revised transfers; signing and registering same; correspondence with G. Lauzon re: same.
10/23/24	BON	1.90	Attend c/c with A&M re: CSA Plan; attend meeting with Osler, A&M and FAAN; attend follow-on meeting with A&M re: litigation matters.
10/23/24	CAG	3.60	Review and comment on lender update deck; review emails from Gamma counsel and internal emails re: same; interoffice conversation with T. D'Angelo re: SISP transaction matters/development agreements; review correspondence from PSR counsel and emails with A&M re: same; interoffice conversation with A. MacKinnon re: Mizrahi Ottawa attendance; attend meeting with A&M/lenders and advisors re: SISP transaction; meeting with A&M re: Mappro claim and various other case matters.
10/23/24	JCC	1.10	Receipt and review of correspondence from F. Mak; emails to F. Mak; receipt and review of correspondence from T. Betts; Teams call with T. Betts, A. Wong, R. Davidge, J. Latham and J. Cosentino; preparation of summary notes; emails to T. Betts; receipt and review of correspondence from A. Wong.
10/23/24	JLI	2.10	Updating revisions to list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering matters re: Gamma lien claim; attending meeting with A&M, Osler, Lenders and advisors re: various Project matters; attending follow up meeting with A&M.
10/23/24	JMA	0.30	Reviewing correspondence from Gamma and correspondence with clients re: same; reviewing correspondence with counsel for Mappro re: injunction; meeting with M. Dunn to receive instructions to draft notice of motion against Mappro.
10/23/24	LJL	1.20	Email and call with J. Cosentino re: approach to issues raised by T. Betts email; conference call with T. Betts, A. Wong, R. Davidge and J. Cosentino re: Tridel issues with CCDC; follow up with J. Cosentino and F. Mak re: same.
10/23/24	MSD	2.60	Exchanging correspondence re: Mappro issues; meeting with client re: various issues; reviewing gamma correspondence and drafting response.
10/23/24	NLE	0.80	Meeting with M. Dunn; [REDACTED]

Date	TKID	Hours	Description
10/23/24	TDA	0.70	Call with C. Armstrong re: file update; review of Tridel term sheet.
10/24/24	BON	0.60	Attend bi-weekly update call with A&M.
10/24/24	CAG	0.40	Emails with A&M re: Mappro claim matters; emails with M. Dunn re: Mappro litigation matters.
10/24/24	JCC	0.20	Email to F. Mak; email to and from T. Betts.
10/24/24	JMA	0.30	Corresponding with insolvency team re: notice of motion for directions against Mappro; corresponding with legal team re: summary of call with client and tasks arising from same.
10/24/24	MSD	3.50	Reviewing Gamma lien and considering strategic issues; [REDACTED] [REDACTED] reviewing issues re: website dispute.
10/25/24	AMA	3.30	Attending and taking notes at hearing for C. Armstrong.
10/25/24	BTE	1.30	Reviewing correspondence from Gamma re: lien notice; drafting correspondence to CERIECO re: recirculation transactions.
10/25/24	CAG	2.10	Emails with M. Dunn re: T1 website issues; emails with A. MacKinnon re: Mizrahi Ottawa matters; emails with PSR counsel re: construction status; review and comment on developer markup of term sheet and emails with A&M and Osler re: same; review and comment on email re: Gamma.
10/25/24	JCC	0.20	Receipt and review of correspondence from A. Marciniak; emails to A. Marciniak; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from F. Mak.
10/25/24	JLI	0.60	Reviewing comments received on draft Term Sheet re: Development Proposal; reviewing response from lien claimant re: Demand for Particulars; reviewing and considering draft correspondence re: demobilization of subcontractor.
10/25/24	JMA	0.70	Creating litigation tracking chart and updating with all claims and sending to legal team for review; reviewing draft correspondence to Gamma and client on same and corresponding with M. Dunn re: same; reviewing correspondence with client re: Modern Niagara's lien claim.
10/25/24	LEM	1.60	[REDACTED] corresponding with M. Dunn re: same.
10/25/24	MSD	2.50	Reviewing jurisprudence [REDACTED] drafting correspondence re: Gamma demobilization; reviewing website issues [REDACTED] [REDACTED]
10/25/24	NLE	4.70	Conducting research [REDACTED]
10/26/24	JLI	3.20	Continuing review of comments received on draft Term Sheet re: Development Proposal; reviewing and providing comments on draft Sixth Report of the Receiver re: SISP update; reviewing underlying documents to assist with same.
10/27/24	BON	1.10	Review Tridel mark-ups of Developer Term Sheet, PMSA and RSA and emails/discussions re: same.
10/27/24	JLI	3.40	Reviewing and providing comments on draft Sixth Report of the Receiver re: SISP update; reviewing underlying documents to assist with same; drafting paragraphs for inclusion in Sixth Report; preparing internal summary note re:

Date	TKID	Hours	Description
			review of Sixth Report.
10/28/24	BON	2.40	Attend c/c with A&M re: Tridel Developer Term Sheet; attention to draft Sixth Report; attention to discussions with A&M re: Tridel discussions and messaging re: same; attention to emails/discussions re: legacy marketing materials.
10/28/24	BTE	1.60	Drafting correspondence re: MI's control of Project website, [REDACTED] and Gamma demand for particulars.
10/28/24	CAG	6.70	Video calls and numerous emails with A&M re discussion of developer markup of term sheet and issues list; telephone call with counsel to Hazelton receiver re: MI stay matters; telephone call with A. MacKinnon re: Mizrahi Ottawa matters and reviewing ARIO; review term sheet issues list and emails with A&M re: same; review and comment on revised Gamma demobilization notice; review severance and email to A&M and Osler re: same; review and comment on draft Sixth Report; review and comment on draft letter to Mizrahi counsel re: One Bloor website; begin review and comment on developer transaction agreements; emails re: City of Toronto indemnification request.
10/28/24	FBK	0.30	E-mails with M. MacKenzie re: insurance matters.
10/28/24	JCC	0.10	Receipt and review of correspondence from F. Kussner; receipt and review of correspondence from M. Mackenzie.
10/28/24	JLI	3.90	Attending call with A&M re: Development Proposal Term Sheet; reviewing and considering subsequent correspondence re: Development Proposal Term Sheet and related matters; reviewing correspondence re: Mappro Realty Inc. motion; reviewing and discussing matters re: CCAA application of Mizrahi Development Group (1451 Wellington) Inc.; reviewing deficiencies identified in minute books of debtor entities and responding to correspondence re: same; reviewing and incorporating comments on Sixth Report of Receiver; reviewing and considering matters re: Indemnity Agreement with City of Toronto; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; preparing internal agenda for call with A&M.
10/28/24	JMA	0.90	Corresponding with M. Dunn re: memo from KDC on concrete pump; drafting notice of motion for directions; reviewing correspondence from counsel for Mappro re: action against receiver and report to client on same; reviewing draft letter to CERIECO re: recirculation, draft letter to Morse re: website, and draft lien claim particulars to Gamma and discussing same with legal team.
10/28/24	MSD	3.50	Finalizing correspondence to J. Levine re: particulars of Gamma claim; finalizing and sending correspondence re: Gamma demobilization; reviewing and revising demand letter re: website; reviewing and revising letter re: CERIECO; considering and reviewing Mizrahi Ottawa stay issues.
10/28/24	NLE	1.90	Drafting memorandum [REDACTED]
10/28/24	PKU	0.60	Reviewing minute book of Mizrahi Commercial (The One) GP Inc. to determine the deficiencies.
10/28/24	TDA	0.20	Circulating updated parcel registers to internal group; reporting email re: same.
10/29/24	BON	1.60	Attention to draft Sixth Report; attend bi-weekly update call with A&M; attention to revised Tridel Developer Term Sheet.
10/29/24	CAG	6.30	Reviewing and comment on developer transaction documents; reviewing

Date	TKID	Hours	Description
			revising updated draft of Sixth Report; attend status update call with A&M and Osler re: discussion of developer term sheet and transaction documents and other case matters; emails with A&M re: Cult CRA garnishment notice and reviewing same; revising development transaction term sheet and circulating to A&M; attend status update call with A&M re: discussion of Sixths Report, transaction and various other case matters; telephone call with T. D'Angelo re: developer transaction matters; telephone call with I. Andres re: City valuation dispute; emails with KSV counsel re: receivership stay matters.
10/29/24	INA	0.60	Reviewing emails from K. Butler, D. Abimbola re: outstanding parks levy appeal, City intention to bring dismissal motion; reviewing previous correspondence and valuation summary; discussion with C. Armstrong [REDACTED]; reviewing email from C. Armstrong and draft Tridel term sheet.
10/29/24	JCC	1.90	Teams call with G. Ackerley (lawyer for Hardwall), R. Hauk (lawyer for Skygrid), A. Marciniak (Skygrid), F. Mak (A&M) and J. Cosentino re: review of Hardwall Supplementary Conditions; preparation of summary notes; email to F. Mak; receipt and review of correspondence from F. Mak; review of Interim Term Sheet re: The One Development Proposal; receipt and review of correspondence from R. Hauk.
10/29/24	JLI	5.30	Reviewing and revising draft Sixth Report of the Receiver re: SISP update; circulating same for comment; attending weekly standing call with Osler and A&M; reviewing and providing comments on draft Second Interim Report of the Receiver; attending to matters re: fee approvals; reviewing revisions to draft Term Sheet re: Development Proposal and updated version of same; attending update call with A&M; reviewing correspondence re: Indemnity Agreement with City of Toronto; speaking with M. Mackenzie re: Sixth Report matters; drafting language to be included in Sixth Report re: contemplated next steps in proceedings.
10/29/24	JMA	0.30	Corresponding with legal team [REDACTED]
10/29/24	LEM	0.50	Reviewing research [REDACTED] corresponding with M. Dunn re: next steps.
10/29/24	LJL	0.40	Receipt and review of revised term sheet exchanged with Tridel.
10/29/24	MSD	3.20	[REDACTED] meeting with client; reviewing Modern Niagara lien issues and discuss with client, reviewing correspondence re: recirculation transaction; updating discussion with Osler; finalizing and sending website demand.
10/29/24	TDA	0.10	Call with C. Armstrong re: file.
10/30/24	AMA	1.10	Attending and taking notes at hearing for C. Armstrong.
10/30/24	BON	2.40	Attention to draft Second Report of the Receiver; attend c/c with Osler re: draft Sixth Report; attention to revised version of Developer Term Sheet; c/c with A&M re: same; attention to draft Sixth Report of the Receiver.
10/30/24	CAG	3.60	Review and comment on OSB report and revisions to Sixth Report and emails with J. Linde re: same; video conference with A&M re: comments on developer term sheet and revising same and circulating for further comment; emails re:

Date	TKID	Hours	Description
			website transfer matters; telephone call with K. Saddington re: transaction tax matters; emails with A&M re: surety bond matters.
10/30/24	HOW	1.00	Telephone call between H. Wise and M. Dunn; receipt and review of email from M. Dunn; review of lien breakdown and spreadsheet; receipt and review of Claims for Lien of Onyx and Modern Niagara.
10/30/24	INA	0.80	Call with M. Dunn, M. Leonard re: noise offence, [REDACTED] [REDACTED] email to K. Butler re: parks levy appeal.
10/30/24	JCC	1.10	Receipt and review of correspondence from F. Mak; receipt and review of executed Ozz Subcontract; email to R. Hauk; receipt and review of correspondence from A. Marciniak; review of revised Walters Subcontract Supplementary Conditions.
10/30/24	JLI	2.70	Reviewing updated version of Development Proposal Term Sheet; reviewing and revising additional language for inclusion in Sixth Report re: post-SISP transition matters; reviewing and revising Interim Report of Receiver; attending call with A&M re: Development Proposal Term Sheet; reviewing and responding to correspondence re: corporate filing matters.
10/30/24	JMA	1.20	Corresponding with M. Dunn re: memo for directions and drafting same; reviewing correspondence with counsel for Modern Niagara re: claim.
10/30/24	LEM	0.40	Meeting with M. Dunn re: next steps in POA matter; meeting with I. Andres re: potential permit issues [REDACTED]
10/30/24	LJL	0.20	Email to J. Cosentino re: status of CCDC comments.
10/30/24	MSD	1.20	Reviewing lien issues re: Modern Niagara and Onyx; discussing same with H. Wise and B. Halfin; reviewing issues re: noise complaint.
10/30/24	TDA	0.30	Correspondence with internal working group re: Tridel matters.
10/31/24	BON	2.90	Attention to Develop Term Sheet; attention to draft Sixth Report; attend weekly lender call.
10/31/24	BTE	0.90	Reviewing background documents and revising correspondence re: MI's control of Project website, [REDACTED]
10/31/24	CAG	4.50	Review Osler comments on developer term sheet; review lender comments/questions on developer term sheet and A&M proposed responses to same; revising developer term sheet and recirculating to A&M and Osler; emails with construction team re: Skygrid warranty; review and comment on updated draft of Sixth Report; emails re: transfer of website; further revising developer term sheet and fee schedule and numerous emails with A&M and Osler re: same and telephone call with J. Nevsky re: same; attends status update call with A&M re: discussion of developer term sheet and various other case matters.
10/31/24	HOW	1.10	Receipt and review of claims for lien and of lien breakdown relating to Modern Niagara, emails to and from counsel, office conference between H. Wise and M. Dunn.
10/31/24	INA	0.30	Reviewing emails from J. Daniels, M. Dunn [REDACTED] [REDACTED] reviewing City's noise by-law and screening criteria; emails to J. Daniels, M. Dunn.

Date	TKID	Hours	Description
10/31/24	JCC	1.50	Email to A. Marciniak; receipt and review of correspondence from A. Marciniak; emails from C. Armstrong; review Skygrid's Warranty obligations; preparation of Memo to C. Armstrong.
10/31/24	JLI	1.60	Reviewing and revising comments received on Sixth Report of the Receiver; circulating same for further comment; reviewing revisions to Development Proposal Term Sheet and responding to correspondence re: same; attending update call with A&M; reviewing matters re: Confidentiality Agreement with stakeholder and circulating internal note re: same.
10/31/24	LJL	0.20	Email from C. Armstrong with questions on CCDC and warranty.
10/31/24	MSD	1.20	Reviewing and revising Affidavit in response to payment motion; reviewing relevant lien material.
11/01/24	JCC	1.60	Receipt and review of correspondence from T. Betts; begin review of Supplementary Conditions to CCDC 5B Contract revised by Deltera; emails to and from J. Latham; email to Alvarez & Marsal personnel; continued review of Skygrid warranty responsibilities.
11/01/24	JLI	0.70	Updating CaseLines access; reviewing draft letter to stakeholder re: information request; reviewing comments received on form of Construction Management Agreement.
11/01/24	JMA	0.10	Reviewing correspondence within legal team re: draft letter to CERIECO.
11/01/24	LEM	0.20	[REDACTED]
11/01/24	LJL	0.60	Receipt and brief review of revisions to CCDC from Tridel; emails and call with J. Cosentino re: approach; emails to internal team and Alvarez team re: proposed approach to same.
11/02/24	BON	0.30	Attention to draft correspondence re: CERIECO recirculation transactions.
11/02/24	CAG	1.40	Review and comment on letter to CERIECO; reviewing draft developer agreements.
11/02/24	JCC	0.30	Receipt and review of correspondence from J. Nevsky; receipt and review of correspondence from A. Wong; receipt and review of correspondence from G. Gillott; email from Olser team; receipt and review of correspondence from R. Davidge.
11/02/24	JLI	0.30	Reviewing and revising draft letter to stakeholder re: information request; circulating same for further comment.
11/02/24	JMA	0.10	Corresponding with legal team re: draft CERIECO letter and changes to same.
11/02/24	LJL	0.60	Multiple emails with Alvarez and Osler re: approach to review of and comments on Tridel turn of CCDC; brief review of same.
11/03/24	CAG	3.70	Review and comment on discharge/transition checklist and draft Discharge Order and considering various issues re: same.
11/03/24	JLI	1.20	Reviewing Goodmans invoices for purposes of redacting same in connection with fee approvals.

Total Fees
\$127,017.50

Invoice No. 822349
Our File No. XEBN 232285

November 5, 2024

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
BON	O'Neill, Brendan	13.80	1,265.00	17,457.00
TDA	D'Angelo, Tyler	2.00	850.00	1,700.00
CAG	Armstrong, Chris	35.50	985.00	34,967.50
JCC	Cosentino, Joe	9.00	1,095.00	9,855.00
HOW	Wise, Howard	2.10	1,140.00	2,394.00
INA	Andres, Ian	1.70	915.00	1,555.50
LJL	Latham, Joseph	3.50	1,265.00	4,427.50
MSD	Dunn, Mark	23.20	965.00	22,388.00
FBK	Kussner, Francy	0.50	1,210.00	605.00
JMA	Martschenko, Julia	5.50	725.00	3,987.50
JLI	Linde, Jennifer	27.10	590.00	15,989.00
LEM	Leonard, Mark	2.70	725.00	1,957.50
BTE	Tee, Brittni	4.00	630.00	2,520.00
NLE	Lew, Noah	7.40	580.00	4,292.00
AMA	MacKinnon, Annie	4.40	450.00	1,980.00
PKU	Kumari, Parveen	1.80	250.00	450.00
DPS	Word Processing	4.10	120.00	492.00
Total Fees				\$127,017.50

Disbursements

Description	Amount
Copies	7.50
Total Disbursements	\$7.50

Total Fees On This Invoice	\$127,017.50
ON HST @ 13.0%	\$16,512.27
Taxable Disbursements	\$7.50
Total Disbursements On This Invoice	\$7.50
ON HST @ 13.0%	\$0.98
Total On This Invoice (CAD)	\$143,538.25

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:

CAD Electronic Wire Payment or EFT (not e-Transfer):

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

November 19, 2024

Our File No.	XEBN	232285
Invoice No.		822847

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

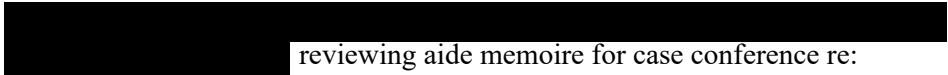


To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
10/30/24	KSN	0.30	Consider tax issues; review and respond to emails.
11/01/24	AGU	1.20	[REDACTED]
11/04/24	BON	0.90	Review indicative timeline and c/c with A&M re: same; attention to scheduling matters with Court and clients.
11/04/24	CAG	2.20	Emails re: CERIECO motion; video conference with A&M re: developer transaction matters; [REDACTED] [REDACTED] review and comment on developer agreements.
11/04/24	JCC	1.90	Receipt and review of correspondence from R. Davidge; email to and from F. Mak; [REDACTED] continued review of Deltera's revisions to Supplementary Conditions; receipt and review of correspondence from C. Armstrong.
11/04/24	JLI	3.40	Reviewing, considering and incorporating comments received on master checklist re: post-SISP transition and related Court orders; preparing list of outstanding claims involving Debtors and Receiver for purposes of preparing schedule to draft Court Order; updating list of ongoing Goodmans activities for Weekly Lender Update; preparing note to internal team re: outstanding items; reviewing summary note re: warranty matters.
11/04/24	JMA	0.20	Reviewing correspondence with legal team re: CERIECO's motion to strike; reviewing correspondence with client re: correspondence from Gamma regarding ceasing services.
11/04/24	LJL	1.50	Detailed review of Tridel's proposed changes to CCDC contract and making notes to prepare for meeting with Osler and A&M.

Date	TKID	Hours	Description
11/04/24	MSD	0.50	Exchanging correspondence re: Gamma claim; reviewing outstanding lien issues.
11/05/24	BTE	0.30	Incorporating revisions to CERIECO letter.
11/05/24	CAG	3.80	Reviewing CCDC5B contract re: termination matters and emails with J. Cosentino re: same; emails with M. Dunn re: Mappro matters and noise complaint resolution matters; memo to K. Saddington re: overview of proposed transaction for purposes of tax consideration; attend status update call with A&M and Osler re: discussion of developer transaction and various other case matters; email to A&M re: park levy appeal; reviewing developer transaction documents.
11/05/24	HOW	0.30	Emails from client; email from M. Dunn.
11/05/24	INA	2.80	Reviewing BLG parks levy appeal materials, City's valuation letter and sensitivity analysis; reviewing appraisals and review reports completed by Cushman & Wakefield, Avison Young and MPR Advisors for 1 Bloor and 14 Dundonald; [REDACTED] [REDACTED] emails to C. Armstrong, M. Dunn, J. Linde; reviewing emails from C. Armstrong, M. Dunn, S. Ferguson, F. Mak.
11/05/24	JCC	4.90	Emails to and from C. Armstrong; [REDACTED] [REDACTED] Teams call with A. Wong, R. Davidge, S. Ferguson, F. Mak and J. Latham re: review of main issues re: Deltera's revisions to Supplementary Conditions; receipt and review of correspondence from F. Mak; receipt and review of updated draft of Term Sheet; receipt and review of correspondence from A. Wong; preparation of Major Issues List Chart re: Deltera's revised Supplementary Conditions; receipt and review of correspondence from A. Marciniak; receipt and further review of Walter's subcontract; correspondence to A. Marciniak.
11/05/24	JLI	3.90	Reviewing and considering warranty matters; reviewing revised draft letter to subcontractor re: information request; revising list of ongoing Goodmans activities for Weekly Lender Update and circulating same; reviewing draft correspondence to counsel to subcontractor re: demobilization; reviewing and considering correspondence re: tax matters; reviewing correspondence and documents re: Modern Niagara lien claim; attending standing call with Osler, A&M and Project advisors; reviewing Goodmans invoices for purposes of redacting confidential and privileged information in connection with fee approvals.
11/05/24	JMA	0.60	Reviewing correspondence from Irpinia Kitchens on motion and corresponding re: same with M. Dunn; corresponding with clients re: update on responses from contractors to motions; sending draft notice of motion for directions to M. Dunn for review; reviewing letter to J. Levine; reviewing weekly lender update; reviewing correspondence to opposing counsel on timetable for payment motion.
11/05/24	LJL	1.80	Preparing for and attending conference call with Osler and A&M to discuss issues and concerns with CCDC and to create issues list.
11/05/24	MSD	1.30	Drafting update re: litigation issues; discussion re: noise violation issues; reviewing correspondence re: Gamma; reviewing aide memoire.
11/05/24	NLE	0.50	[REDACTED]

Date	TKID	Hours	Description
11/06/24	BTE	0.20	Finalizing and sending letter to CERIECO.
11/06/24	CAG	0.70	Review memo and attend video conference with A&M and I. Andres re: park levy appeal; telephone call with A. Sterling re: real estate listings.
11/06/24	HOW	0.90	Review of email from client; review of emails from counsel for Modern Niagara; telephone call with H. Wise and M. Dunn; telephone call with H. Wise, M. Dunn and counsel for Modern Niagara.
11/06/24	INA	1.10	Videoconference meeting with C. Armstrong, S. Ferguson, F. Mak re: outstanding parks levy appeal, [REDACTED] [REDACTED] emails to I. Tang, K. Butler re: status of valuation materials; reviewing emails from K. Butler.
11/06/24	JCC	3.10	Receipt and review of correspondence from F. Mak; receipt and review of correspondence from A. Wong; revise Major Issues List; email to Oslers and Alvarez & Marsal re: Major Issues List; receipt and review of correspondence from T. Betts; receipt and review of further revisions to 5B Supplementary Conditions; telephone conference with F. Mak re: various provisions of revised Supplementary Conditions and Major Issues List.
11/06/24	JFN	0.50	Discussion with K. Saddington.
11/06/24	JLI	0.60	Reviewing revisions to draft letter to stakeholder re: information request; reviewing and considering matters re: parks levy appeal; reviewing major issues list regarding CCDC 5B re: Development Proposal.
11/06/24	JMA	0.30	Reviewing memo from KDC on concrete pump; call with M. Dunn to discuss additions to notice of motion for directions; receiving instructions to draft aide memoire in advance of case conference; reviewing correspondence from Irpinia kitchen re: motion and corresponding with M. Dunn re: same; corresponding with legal team re: modern niagara lien claim and meeting re: same.
11/06/24	KSN	1.00	Consider tax issues; meet with J. Freeman re: same.
11/06/24	LEM	0.10	[REDACTED]
11/06/24	LJL	0.60	Receipt and review of issues list from J. Cosentino; receipt and review of further changes from T. Betts.
11/06/24	MSD	1.00	Discussions with K. Ferreira re: motion issues; discussions re: Modern Niagara with opposing counsel.
11/06/24	VYV	0.60	Receiving instructions from B. Tee; [REDACTED] [REDACTED] providing all documentation and correspondence to B. Tee.
11/07/24	CAG	3.20	Finalize review of Developer transaction documents and generating issues list; review Osler/A&M issues list on transaction documents; attend status update call with A&M re: discussion of developer transaction and various other case matters; attend video conference with A&M, lenders and Oslers re: discussion of developer transaction matters.

Date	TKID	Hours	Description
11/07/24	CBES	0.40	Meet with K. Saddington to discuss restructuring issues.
11/07/24	JCC	2.40	Receipt and review of correspondence from A. Wong; review Major Issues List revised by A. Wong re: Deltera's revisions to 5B Supplementary Conditions; telephone conference with J. Latham; emails to F. Mak and S. Ferguson; receipt and review of correspondence from F. Mak; review forms signed by Klaus Multiparking; emails to and from J. Linde and C. Armstrong; further revisions to Major Issues List; email to A. Wong; continued review of revised Supplementary Conditions re: Hardwall Subcontract.
11/07/24	JLI	2.60	Reviewing and providing preliminary comments on draft communication materials re: post-SISP transition; reviewing correspondence from counsel to subcontractor re: response to demand for particulars; speaking with A. Sterling re: various case matters; reviewing and responding to correspondence re: Construction Act forms; attending update call with A&M; reviewing comments received on Sixth Report of the Receiver re: SISP update; preparing draft correspondence re: sale listings and circulating same.
11/07/24	JMA	2.10	Call with M. Dunn to discuss correspondence from Irpinia kitchen; meeting with M. Dunn to receive instructions to prepare aide memoire and cross-motion for Mappro claim; drafting aide memoire and sending to M. Dunn for review; incorporating memo from KDC into cross-motion and sending same to M. Dunn for review; reviewing correspondence with counsel for MI re: schedule for payment motion; reviewing correspondence with clients re: lien particulars from Gamma and litigation update.
11/07/24	KSN	2.00	Consider tax and structure issues; review materials.
11/07/24	LEM	0.70	
11/07/24	LJL	0.80	Receipt and review of edits on issues list from A. Wong; email to group with comments; emails from J. Cosentino to F. Mak and A. Wong re: issues list and next steps.
11/07/24	MSD	1.20	Discussions with client re: various issues; drafting update to client; reviewing and revising aide memoire.
11/07/24	SPS	2.20	Drafting aide memoire for case conference; teleconference with M. Dunn re: same.
11/08/24	BON	1.10	Attention to draft Sixth Report (Osler comments to same); attend c/c with Chaitons and A&M; review MI correspondence re: MI payment motion.
11/08/24	CAG	2.80	Video conference with K. Saddington re: transaction tax matters and advising client re: same; review MI counsel correspondence; revising developer documents issues list and emails with A&M re: same; telephone call with J. Linde re: status of various outstanding matters.
11/08/24	INA	0.30	Reviewing emails from K. Butler re: previous discussions with City, disclosure of appraisal reports; email to K. Butler re: further questions on parks levy appeal.
11/08/24	JCC	0.90	Continue review and revision of Hardwall Supplementary Conditions.
11/08/24	JLI	3.40	Reviewing and providing comments on draft communication materials re: post-SISP transition; circulating same for internal review; responding to correspondence re: post-SISP transition matters; reviewing and providing

Date	TKID	Hours	Description
			comments on draft aide memoire re: case conference for Mizrahi Inc. payment motion; speaking with M. Mackenzie re: various case matters; reviewing correspondence received from counsel to Mizrahi Inc.; speaking with C. Armstrong re: various case matters.
11/08/24	JMA	0.20	 reviewing aide memoire for case conference re: payment motion and comments from insolvency team on same; reviewing letter from J. Morse re: interpretation of paragraph 17 of Receivership Order and correspondence with Osler re: same.
11/08/24	KSN	2.60	Consider tax and structure issues; review materials; conference call with C. Armstrong re: tax issues.
11/08/24	MSD	2.90	Reviewing and revising Notice of Motion re: Mappro;   reviewing correspondence from J. Morse and updating aide memoire.
11/08/24	SPS	1.70	Reviewing and revising aide memoire; correspondence and teleconference with M. Dunn re:same.
11/09/24	BON	1.10	Attention to draft Generic Transition Letter and Communications Plan; review latest Tridel drafts of Developer Term Sheet and Fee Schedule; review latest draft of Deltera Project Management and Service Agreement; emails/discussions with A&M and Osler re: same.
11/09/24	CAG	1.80	Review and comment on developer turn of Term Sheet and fee schedule and emails with A&M re: same.
11/09/24	JLI	0.50	Reviewing and considering matters re: Mappro Realty Inc. motion; reviewing preliminary comments on Development Proposal Term Sheet; reviewing and revising draft communications re: post-SISP transition.
11/10/24	BON	1.10	Attention to latest Tridel documents and discussions and c/c with A&M re: same.
11/10/24	BTE	1.60	Drafting chronology of events re: payment motion for aide memoire.
11/10/24	CAG	2.80	Video conference with A&M re: discussion of developer term sheet mark-up and Osler mark-up and status of transaction documents/issues list/next steps; review and comment on Aide Memoire for MI case conference and internal emails re: litigation matters/strategy.
11/10/24	JLI	6.30	Reviewing and considering correspondence re: various litigation matters; reviewing Aide Memoire of Mappro Realty Inc. in connection with November 13 case conference; reviewing matters re: Gamma lien claim; reviewing and considering comments received on Development Proposal Term Sheet; attending call with A&M re: same; reviewing key issues lists re: form of CCDC 5B and form of PMSA; reviewing and providing comments on updated Aide Memoire re: case conference for scheduling of Mizrahi Inc. payment motion and Receiver's cross motion; reviewing Notice of Motion re: Motion for Directions in connection with Mappro Realty Inc. claim; reviewing Goodmans invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
11/10/24	JMA	0.20	Reviewing correspondence with legal team re: revised aide memoire for payment motion and notice of motion for same; corresponding with M. Dunn re: aide memoire for Mappro motion.

Date	TKID	Hours	Description
11/10/24	MSD	1.40	Revising and circulating aide memoire re: MI; reviewing and revising Mappro Notice of Motion; circulating same; preparing correspondence re: MI Payment Motion strategic and procedural issues.
11/11/24	BON	2.20	Attention to Aide Memoire for 11/12 case conference re: MI Payment Motion and emails/discussions and analysis re: same; review and comment on draft Notice of Motion re: MAPPRO; attend c/c with Osler and A&M re: Tridel docs.
11/11/24	BTE	5.00	Revising Aide Memoire and Chronology of Events; reviewing background documents and drafting Aide-Memoire for Gamma Issues; compiling exhibits for Aide Memoires.
11/11/24	CAG	2.70	Reviewing updated turns of Developer transaction issues lists; video conference with A&M and Osler re: discussion of Developer Term Sheet and transaction documents/Issues List; telephone call with T. D'Angelo re: developer transaction matters.
11/11/24	JCC	0.90	Office conference with B. O'Neill and J. Latham; receipt and review of Major Issues List re: Project Management and Services Agreement.
11/11/24	JLI	3.80	Reviewing and responding to correspondence re: corporate searches for developer entities; speaking with M. Mackenzie re: Seventh Report; reviewing correspondence and related materials re: upcoming case conferences for Mizrahi Inc. Payment Motion, Receiver's Cross-Motion and Mappro Realty Inc. motion; attending call with Osler and A&M re: development proposal matters; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing Goodmans invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
11/11/24	JMA	0.70	Reviewing and revise draft aide memoire for case conference with Mappro; reviewing comments from insolvency team on notice of motion and aide memoire for case conference; reviewing correspondence with client re: correspondence from Seele; corresponding with legal team re: draft aide memoire for Gamma dispute.
11/11/24	LJL	0.30	Emails with C. Armstrong re: status of documents; discussions with B. O'Neill re: status of discussions with Tridel over business issues.
11/11/24	MSD	2.40	Discussions with MI; discussions with Mappro; ██████████ finalizing MI Aide Memoire; reviewing and revising Mappro Aide Memoire.
11/11/24	MUB	0.70	Reviewing e-mail correspondence from J. Linde; conducting preliminary searches and providing quote re: searches; ordering searches.
11/11/24	SPS	1.30	Teleconferences re: case conference; correspondence re: same.
11/11/24	TDA	0.50	Review of PMA and issues list re same; call with C. Armstrong re: file.
11/12/24	BON	0.90	Attend bi-weekly update call with A&M; ██████████
11/12/24	BTE	3.10	Revising Mappro Aide Memoire and MI payment motion Aide Memoire, compiling and arranging documents for case conference briefs.
11/12/24	CAG	3.80	Review and comment on Mappro Notice of Motion; reviewing updated Developer transaction issues list and emails re: same with A&M/Osler/lenders re: same; review MI aide memoire and emails with litigation team re: same; review and comment on Mappro Aide Memoire; attend status update call with

Date	TKID	Hours	Description
			A&M re: discussion of developer transaction matters, case conferences and various other case matters; video conference with A&M re: revisions to Developer transaction issues lists and Nov 13 meeting.
11/12/24	JCC	1.70	Receipt and review of correspondence from F. Mak; telephone conference with R. Hauk; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from G. Ackerly; email to A. Wong re: Hardwall; review Hardwall Subcontract re: warranty issue; review of revised Offsite Storage Agreement re: Riverside; revise Offsite Storage Agreement re: Riverside re: paragraph 4 of Bill of Sale; emails to and from J. Linde; email to F. Mak re: Riverside; email to F. Mak re: Hardwall.
11/12/24	JLI	2.80	Reviewing key issues list in respect of Development Proposal Term Sheet, form of PMSA and form of CCDC 5B; reviewing and considering updates to same; further revising list of Goodmans ongoing activities for Weekly Lender Update; reviewing comments received on Notice of Motion re: Motion for Directions; reviewing comments received on Off-Site Storage Agreement and responding to correspondence re: same; reviewing materials filed in connection with case conferences re: Mizrahi Inc. Payment Motion, Receiver's Cross-Motion and Mappro Realty Inc. motion; attending update call with A&M; reviewing draft Aide Memoire re: scheduling Mappro Realty Inc. motion and providing comments on same.
11/12/24	JMA	0.50	Reviewing Mappro notice of motion for directions and correspondence with opposing counsel re: proposed schedule for motion; reviewing correspondence with City of Toronto re: same; corresponding with legal team re: finalizing case conference brief and aide memoire for MI payment motion.
11/12/24	LJL	0.30	Emails re: subcontract for Hardwall.
11/12/24	MSD	4.80	Reviewing MI Aide Memoire; considering response to same; preparing for case conference; discussions re: Mappro issues; drafting aide memoire re: Mappro case conference; [REDACTED] attending client meeting; finalizing aide memoire.
11/12/24	MUB	3.30	Retrieving search results; reviewing and summarizing same.
11/12/24	SPS	2.30	Reviewing and revising aide memoires; various correspondence re: same.
11/12/24	TDA	0.10	Correspondence with internal team re: file.
11/13/24	BON	1.20	Attend c/c with Lenders, Osler and A&M re: Tridel meeting recap; review Endorsements from Mappro, MI and Gamma/Core case conference matters and emails/discussions re: same.
11/13/24	BTE	1.90	Preparing for and assisting with screen sharing at Case Conference re: MI Payment motion.
11/13/24	CAG	1.60	Telephone call with A&M/lenders/Osler re: update on developer discussions/next steps; telephone call with A&M re: RFCA funding matters; review/consider CMA issues list.
11/13/24	JCC	0.10	Receipt and review of correspondence from F. Mak re: Riverside.
11/13/24	JLI	1.80	Attending to matters re: redactions of Goodmans invoices in connection with fee approvals and providing instructions re: same; reviewing correspondence re: scheduling of Mappro Realty Inc. motion; reviewing comments received re:

Date	TKID	Hours	Description
			draft definitive documents re: Developer Proposal Term Sheet and responses to same; reviewing correspondence from counsel to Gamma; reviewing endorsements of Justice Osborne issued in connection with case conferences re: Mizrahi Inc. and Mappro Realty Inc. motions.
11/13/24	JMA	0.20	Reviewing correspondence to judge ahead of case conferences; meeting with M. Dunn to discuss Mappro and MI case conferences and next steps on same; reviewing correspondence to client enclosing endorsements from case conference.
11/13/24	MSD	4.90	Preparing for and attending case conferences re: Mappro and MI; reporting to client re: same; reviewing documents relevant to lien claims; analyzing strategic issues re: same.
11/13/24	MUB	0.20	Retrieving and reviewing outstanding searches; updating summaries.
11/13/24	SPS	2.50	Attending case conference re: Mappro; attending case conference re: MI; preparation and follow-up re: same.
11/13/24	TDA	0.10	Correspondence with internal team re: file.
11/14/24	BON	0.50	Attend bi-weekly update call with A&M.
11/14/24	CAG	5.40	Interoffice conference with T. D'Angelo and S. Sarkozi re: Developer Agreements; video conference with developer and lender counsel re: development transaction matters; review and comment on updated draft of Developer Term Sheet and fee schedule and video conference with A&M re: same and revising same and circulating to Osler/lenders for comment; considering holdback matters and emails with J. Cosentino re: same; attend status update call with A&M re: discussion of developer transaction and various other case matters.
11/14/24	JCC	2.40	Emails to and from C. Armstrong re: Holdback Repayment Bond and Non- [REDACTED] emails to and from C. Armstrong and J. Latham; receipt and review of correspondence from F. Mak; emails to F. Mak; receipt and review of correspondence from A. Marciniak; review remaining issues re: Walters Supplementary Conditions; emails to F. Mak and A. Marciniak; review finalized Supplementary Conditions re: Walters Subcontract; receipt and review of updated Term Sheet; receipt and brief review of updated Development Proposal; review last version of Supplementary Conditions re: issues to be determined from Term Sheet.
11/14/24	JLI	1.20	Conducting preliminary review of corporate searches of developer entities; discussing various case matters with E. Krieger; attending update call with A&M.
11/14/24	JMA	0.20	Corresponding with legal team re: strategy on new matters going forward; reviewing correspondence with clients re: update on Gamma.
11/14/24	LJL	0.50	Multiple emails with C. Armstrong and J. Cosentino re: status of various Tridel documents and need to focus on list of acceptable matters to negotiate on CCDC 5B; email from C. Armstrong with must current versions of term sheet and fee schedule; brief review of same.
11/14/24	MSD	2.00	Reviewing Gamma strategy; discussions with Osler re: construction lien issues; discussion with client re: various issues.

Date	TKID	Hours	Description
11/14/24	MUB	0.80	Retrieving outstanding litigation searches, reviewing, updating summaries and circulating all.
11/14/24	TDA	0.90	Meeting with C. Armstrong and S. Sarkozi re: file; review of revised documents.
11/15/24	BTE	0.30	Discussion with articling student [REDACTED]
11/15/24	CAG	3.80	Reviewing Osler comments on Developer Term Sheet; review/consider CMA issues list and video conference with J. Cosentino and J. Latham re: same; video conference with Osler and A&M re: holdback matters; telephone call with A&M re: Developer Term Sheet and revising same and fee schedule and circulating updated drafts to A&M and Osler/lenders.
11/15/24	JCC	2.50	Emails to and from C. Armstrong, J. Latham and J. Cosentino; continue review of updated Term Sheet re: CCDC 5B Issues; Teams call with C. Armstrong and J. Latham re: review of Major Issues List; Teams call with A&M personnel and Osler personnel re: holdback issue re: Deltera and various Tridel/Deltera issues; receipt and review of correspondence from F. Mak; email to F. Mak; email to A. Wong re: Hardwall subcontract; receipt and review of correspondence from M. DeLellis; receipt and review of correspondence from J. Nevsky.
11/15/24	JLI	1.40	Reviewing corporate, PPSA and litigation searches against developer entities; preparing summary note re: same; reviewing comments received on Developer Proposal Term Sheet; reviewing A&M invoices for purposes of redacting dockets in connection with fee approvals.
11/15/24	LJL	2.00	Reviewing and commenting on draft term sheet and fee schedule; email to C. Armstrong, B. O'Neill and J. Linde re: same with comments; emails and conference call with J. Cosentino and C. Armstrong to walk through issue list to generate list for term sheet.
11/15/24	MUB	0.70	Exchanging e-mail correspondence with Dye & Durham re: litigation searches; reviewing updating litigation pre-search; ordering printouts of additional litigation actions disclosed.
11/16/24	CAG	0.50	Revising Development proposal Term Sheet and emails with A&M and Osler re: same.
11/17/24	JLI	3.50	Reviewing A&M invoices for purposes of redacting dockets in connection with fee approvals.
11/17/24	MSD	1.30	Reviewing facts underlying Gamma claim and identifying evidence required; drafting letter to J. Levine.

Total Fees**\$160,958.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	9.00	1,265.00	11,385.00
CAG	Armstrong, Chris	35.10	985.00	34,573.50
JCC	Cosentino, Joe	20.80	1,095.00	22,776.00

Invoice No. 822847
 Our File No. XEBN 232285

November 19, 2024

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
TDA	D'Angelo, Tyler	1.60	850.00	1,360.00
LJL	Latham, Joseph	7.80	1,265.00	9,867.00
MSD	Dunn, Mark	23.70	965.00	22,870.50
SPS	Stothart, Sarah	10.00	805.00	8,050.00
KSN	Saddington, Kenneth	5.90	1,020.00	6,018.00
JFN	Freeman, Jarrett	0.50	1,075.00	537.50
HOW	Wise, Howard	1.20	1,140.00	1,368.00
INA	Andres, Ian	4.20	915.00	3,843.00
CBES	Smit, Carrie B.E.	0.40	1,470.00	588.00
BTE	Tee, Brittni	12.40	630.00	7,812.00
JMA	Martschenko, Julia	5.20	725.00	3,770.00
JLI	Linde, Jennifer	35.20	590.00	20,768.00
LEM	Leonard, Mark	0.80	725.00	580.00
NLE	Lew, Noah	0.50	580.00	290.00
MUB	Buckley, Maureen	5.70	585.00	3,334.50
AGU	Guerra, Alexandra	1.20	450.00	540.00
VYV	Venkatesh, Vyan	0.60	265.00	159.00
DPS	Word Processing	3.90	120.00	468.00

Total Fees

\$160,958.00

Disbursements

Description	Amount
Copies	16.00
Transportation	94.07
Parking/ Cab / Mileage	28.57
Search - EDD	3,292.21

Total Disbursements

\$3,430.85

Invoice No. 822847

Our File No. XEBN 232285

November 19, 2024

Total Fees On This Invoice		\$160,958.00
ON HST @ 13.0%		\$20,924.54
Non-Taxable Disbursements	\$0.00	
Taxable Disbursements	\$3,430.85	
Total Disbursements On This Invoice		\$3,430.85
ON HST @ 13.0%		\$446.01
Total On This Invoice (CAD)		\$185,759.40
Total On This Invoice (USD)		\$139,319.55

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

December 4, 2024

Our File No.	XEBN	232285
Invoice No.		824066

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
11/18/24	BON	0.40	[REDACTED]
11/18/24	BTE	0.70	Revising letter to Gamma.
11/18/24	CAG	3.20	[REDACTED] review/revising draft Initial Order and reviewing various precedents and considering issues.
11/18/24	JCC	0.10	Receipt and review of correspondence from A. Wong; email to F. Mak.
11/18/24	JLI	1.10	Reviewing draft correspondence re: Mappro Realty Inc. motion; reviewing draft correspondence re: certain Lien Notices filed pursuant to Lien Regularization Order; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; conducting preliminary review of comments received on form of PMSA.
11/18/24	JMA	0.50	Corresponding with M. Dunn re: next steps on file; [REDACTED] corresponding with legal team re: draft letters to Gamma and suggesting changes to same.
11/18/24	LJL	0.50	Reviewing term sheet issues; office conference with C. Armstrong re: status.
11/18/24	MSD	3.10	Reviewing Gamma material; drafting correspondence to Gamma re: procedural and substantive issues; drafting Mappro correspondence; drafting correspondence with F. Mak; reviewing lien claims to determine evidence required from current employees.
11/19/24	BON	1.60	Attend internal team meeting; attend weekly call with A&M and Osler; attend bi-weekly update call with A&M.
11/19/24	CAG	5.80	Teleconference with M. MacKenzie re: discussion of Sixth Report; video call

Date	TKID	Hours	Description
			with A&M and Osler re: discussion of developer transaction matters; review and comment on Seele Holdback Release Agreement and emails with J. Linde re: same; attend status update call with A&M re: discussion of Developer transaction, litigation and other case matters; emails with internal team re: CCDC5B matters; continuing reviewing/revising draft Initial Order and review precedents and existing orders.
11/19/24	JCC	2.40	Receipt and review of correspondence from A. Wong; email to A. Wong; emails to and from F. Mak; Teams call with A. Wong; revise Supplementary Conditions re: Hardwall re: paragraph 12.3.1.3 re: applicability of Tarion; email to G. Ackerley; receipt and review of correspondence from G. Ackerley; type up comments and revisions to Otis Subcontract; receipt and review of correspondence from G. Fucile re: Otis Subcontract; emails to and from C. Armstrong and J. Latham; receipt and review of Key Issues List; email to G. Fucile.
11/19/24	JLI	2.10	Attending to correspondence re: corporate searches of developer entities; attending weekly standing call with Osler and A&M; reviewing proposed edits to form of Holdback Release Agreement and responding to correspondence re: same; considering related issues re: Settlement Agreement with subcontractor; attending update call with A&M.
11/19/24	JMA	0.10	Reviewing correspondence to client [REDACTED]
11/19/24	LJL	0.50	Multiple emails internally re: status of list of edits to CMA; emails re: Hardwall subcontract.
11/19/24	MPO	2.80	[REDACTED]
11/19/24	MSD	1.20	Discussions with Osler re: various issues; discussions with client re: various issues; [REDACTED]
11/19/24	MUB	0.70	Exchanging e-mail correspondence with J. Linde; ordering copies of statements of claim.
11/20/24	CAG	0.70	Review/consider developer comments on Term Sheet/schedules and emails with A&M re: same.
11/20/24	HOW	0.80	Emails to and from M. Dunn; review of Claim for Lien.
11/20/24	INA	0.10	Email to D. Abimbola, M. Mahoney re: parks levy appeal status.
11/20/24	JCC	1.80	Finalize revised comments and revisions to Otis subcontract; email to G. Fucile (Skygrid) and F. Mak; receipt and review of correspondence from T. Betts; receipt and review of revised Term Sheet, Schedules F and G and Developer Fee Schedule; email to F. Mak, J. Nevsky and S. Ferguson; receipt and review of correspondence from F. Mak.
11/20/24	JLI	0.70	Speaking with M. Mackenzie re: receivership matters; reviewing updated search summaries conducted against developer entities and sending note to A&M re: same; conducting preliminary review of comments received on Development Proposal Term Sheet.
11/20/24	JMA	0.50	Corresponding with legal team re: upcoming deadlines on proceedings; reviewing correspondence from Mappro re: motion record and correspondence to client on same.

Date	TKID	Hours	Description
11/20/24	LJL	0.70	Receipt and initial review of list from DCL counsel; multiple emails with internal team and A&M re: same and approach.
11/20/24	MPO	4.40	[REDACTED]
11/20/24	MSD	0.60	Receiving and reviewing Mappro Notice of Motion; reviewing jurisprudence relevant to second Gamma lien.
11/20/24	MUB	0.70	Reviewing printouts of litigation actions; updating summary and circulating same; ordering copies of statement of claims.
11/21/24	BON	1.10	Review Tridel mark-ups and attend c/c with A&M re: same.
11/21/24	BTE	0.40	Reviewing research [REDACTED]
11/21/24	CAG	1.80	Video conference with A&M re: discussion of developer comments on Term Sheet and CMA schedule; emails with J. Cosentino re: holdback matters; telephone call with M. Mackenzie re: discussion of Sixth Report.
11/21/24	INA	0.30	Reviewing emails from D. Abimbola re: status of parks levy appeal, [REDACTED] emails to D. Abimbola; [REDACTED]
11/21/24	JCC	0.60	Receipt and review of correspondence from C. Armstrong; receipt and review of correspondence from J. Latham; emails to J. Latham and C. Armstrong; receipt and review of correspondence from F. Mak; receipt and review of further revised draft of Schedule F - Agreed Changes to CMA.
11/21/24	JLI	0.30	Speaking with M. Mackenzie re: Sixth Report; attending update call with A&M.
11/21/24	JMA	0.20	Reviewing Mappro motion record.
11/21/24	LJL	1.60	Reviewing list of CMA changes from DCL counsel; revising same; receipt and review of revised list from A&M; initial edits to same and circulating to internal team for discussion.
11/21/24	MPO	4.90	[REDACTED]
11/22/24	BON	0.80	Attend c/c with Osler and A&M re: Term Sheet matters.
11/22/24	CAG	4.10	Video conference with A&M and Osler re: revisions to Term Sheet and revising same; telephone call with Osler re: developer Term Sheet revisions; review A&M comments on CMA schedule and interoffice conference with J. Latham/J. Cosentino and A&M re: revisions to CMA schedule and revising same; email to Osler enclosing CMA revisions.
11/22/24	JCC	2.30	Continue review of revised Term Sheet and Schedule "F" - Agreed Changes to CMA; receipt and review of correspondence from G. Fucile (Skygrid); email to G. Fucile re: Otis Subcontract; Teams call with A&M personnel re: discussion and revisions to Schedule "F" - Agreed Changes to CMA; receipt and review of correspondence from C. Armstrong to Osler Team.
11/22/24	JLI	0.30	Reviewing correspondence re: Indemnity Agreement with City of Toronto and preparing internal note re: same; reviewing updated list of Construction Management Agreement issues.
11/22/24	LJL	1.80	Reviewing list of changes to CMA; conference call with A&M and internal team

Date	TKID	Hours	Description
			re: revisions to list.
11/22/24	MSD	1.50	Call with N. Rolfe re: Mappro claim; reviewing Gamma issues.
11/22/24	MUB	0.20	Retrieving copies of Statements of Claim and circulating same.
11/23/24	CAG	0.20	Review/consider email form lenders re: developer transaction matters and emails with A&M re: same.
11/24/24	CAG	0.20	Emails with Osler and A&M re: developer Term Sheet/CMA schedule matters and circulating Term Sheet revisions.
11/24/24	JCC	0.10	Receipt and review of correspondence from C. Armstrong; receipt and review of correspondence from R. Davidge.
11/24/24	JLI	1.80	Reviewing A&M invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
11/24/24	JMA	0.10	Corresponding with M. Dunn re: meeting to discuss Receiver's Report in support of Mappro motion.
11/24/24	LJL	0.30	Multiple emails with Osler re: status of lenders' review of CMA changes.
11/25/24	BON	1.10	Attention to draft Sixth Report of the Receiver; attention to draft Tridel Transition Letter.
11/25/24	CAG	0.20	Emails with M. Dunn re: Gamma matters.
11/25/24	JCC	1.40	Continue review and revisions of CCDC 5B Supplementary Conditions re: Tridel re: non-major points.
11/25/24	JLI	3.40	Reviewing, revising and providing comments on Sixth Report of the Receiver; reviewing and revising related draft communications documents; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; speaking with M. Mackenzie re: various receivership matters; reviewing and revising draft correspondence to counsel to subcontractor.
11/25/24	JMA	0.90	Corresponding with M. Dunn re: meeting to discuss next Receiver's Report; reviewing aide memoire and motion in Mappro motion in preparation of drafting Report; reviewing correspondence from Onyx re: particulars and correspondence to clients on same; reviewing correspondence from legal team re: draft letter to Gamma.
11/25/24	MSD	0.70	Receiving and reviewing particulars from Onyx; [REDACTED]
11/25/24	MUB	0.20	Following-up on copies of Statements of Claim.
11/25/24	TDA	0.10	Correspondence with internal team re: file.
11/26/24	BON	0.90	Attention to draft letter re: Otis elevator matters; attend bi-weekly update call with A&M.
11/26/24	CAG	2.30	Attend status update call with A&M and Osler re: discussion of developer transaction and various other case matters; video conference with T. D'Angelo and S. Sarkozi re: PMSA and RSA; review and comment on Otis letter and emails with litigation team and A&M re: same; review revised settlement offer; emails with I. Andres re: park levy dispute; attends status update call with A&M re: discussion of various case matters.

Date	TKID	Hours	Description
11/26/24	HOW	0.80	Telephone call with M. Dunn; review of documents relating to liens.
11/26/24	INA	0.70	Reviewing parks levy valuation materials; videoconference meeting with D. Abimbola, M. Mahoney re: assumption of appeal, proposed framework for mediation or informal negotiations, timing for hearing scheduling and draft Procedural Order; emails to C. Armstrong, S. Ferguson; reviewing email from C. Armstrong; email to D. Abimbola, M. Mahoney re: receivership court orders.
11/26/24	JCC	1.40	Emails to and from C. Armstrong and J. Latham; emails to A. Wong and R. Davidge and J. Latham; receipt and review of correspondence from A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from C. Prophet; receipt and review of correspondence from M. DeLellis; email to C. Prophet, M. DeLellis and C. Armstrong; receipt and review of revised Term Sheet.
11/26/24	JLI	1.60	Attending to correspondence re: updated draft of Sixth Report of the Receiver; reviewing and considering correspondence re: subcontractor issues on site; attending weekly standing call with Osler and A&M; attending update call with A&M.
11/26/24	JMA	1.10	Corresponding with M. Dunn re: next Report; call with M Dunn to receive instructions to prepare letter to Otis re: walking off site; drafting same and sending to M. Dunn for review; revising same and circulating final letter to client; reviewing correspondence from Otis in response to letter; corresponding with M. Dunn re: potential urgent motion for Otis.
11/26/24	LJL	0.40	Multiple emails to schedule call to walk through changes to CMA.
11/26/24	MSD	1.60	Discussion with client; drafting correspondence re: Otis.
11/26/24	TDA	0.80	Call with C. Armstrong and S. Sarkozi re: file; review of file materials.
11/27/24	BTE	3.30	Attending and taking notes at meeting with Skygrid and Finnegan Marshall re: Lien claims.
11/27/24	CAG	1.70	Video conference with developer counsel re: Term Sheet and schedules; telephone call with S. Ferguson re: developer comments; telephone call with M. Mackenzie re: HCRA matters; review and comment on developer transaction stakeholder letter; emails re: construction lien being vacated.
11/27/24	JCC	1.90	Teams call with C. Prophet, T. Betts (Gowlings), M. De Lellis, J. Dacks (Osler) and C. Armstrong; review proposed revisions to Term Sheet; continue review and revision to Supplementary Conditions re: CCDC 5B.
11/27/24	JLI	0.20	Speaking with M. Mackenzie re: various receivership matters.
11/27/24	JMA	0.30	Corresponding with legal team re: bringing urgent motion to compel Otis to return to project; reviewing correspondence with client re: draft email to Otis and correspondence with Otis re: same; reviewing letter from opposing counsel; corresponding with B. Tee re: lien claims meeting.
11/27/24	MSD	3.60	Preparing for and attending meeting with SKYGRiD re: lien claims; exchanging correspondence re: Otis issues.
11/28/24	BON	0.80	Review latest Tridel markups and attend bi-weekly update call with A&M.
11/28/24	BTE	0.50	Reviewing and revising notes re: lien claims; reviewing correspondence with CERIECO.

Date	TKID	Hours	Description
11/28/24	CAG	2.70	Emails with A&M and Osler re: issues on developer term sheet; emails with developer counsel re: developer Term Sheet; review updated version of developer Term Sheet and emails with A&M and Osler re: same; video conference with A&M re: developer transaction and other case matters; review and comment on updated version of Sixth Report.
11/28/24	HOW	0.60	Emails to and from M. Dunn; telephone call with M. Dunn; review of law.
11/28/24	JCC	0.60	Receipt and review of correspondence from M. DeLellis; receipt and review of correspondence from C. Prophet; receipt and review of correspondence from C. Armstrong; receipt and review of further revised Term Sheet; emails to C. Armstrong.
11/28/24	JLI	1.20	Reviewing recent case law re: holdback matters; incorporating comments on draft communications re: post-SISP transition and circulating same to A&M; reviewing update re: status of discussions with subcontractor; reviewing comments received on Development Proposal Term Sheet; attending update call with A&M.
11/28/24	MSD	3.70	Reviewing Otis issues; discussions with clients; drafting Otis notice of motion; reviewing Modern Niagara information and considering legal issues.
11/28/24	SSA	1.20	Reviewing and commenting on project management and Services Agreement; reviewing Residential Sales Agreement.
11/28/24	TDA	3.50	Review of term sheet; review of PMSA and RSA; comments on RSA; call with C. Armstrong re: file.
11/29/24	BON	0.80	Attention to CCAA transition comms docs; attention to draft Sixth Report of the Receiver.
11/29/24	CAG	2.80	Reviewing PMSA and RSA and interoffice conference with T. D'Angelo and S. Sarkozi re: RSA review/comments; further revisions to Sixth Report and circulating to A&M; telephone call with M. Mackenzie re: stakeholder comms/Sixth Report and review and comment on revised stakeholders' comments; emails with A&M/Osler/developer counsel re: Term Sheet finalization; review final version of developer Term Sheet and telephone call with J. Linde and developer counsel re: clean up edits.
11/29/24	JCC	2.30	Email to G. Ackerley; receipt and review of correspondence from G. Ackerley; teams call with A. Wong, R. Davidge and J. Latham re: receipt of revised 5B5Cs and Major Issues List; emails to A. Wong; prepare summary notes; email to A&M Team; receipt and review of correspondence from J. Nevsky; receipt of correspondence from F. Mak; email to F. Mak.
11/29/24	JLI	1.90	Reviewing further comments on Sixth Report; reviewing, revising and providing comments on draft communications re: post-SISP transition; reviewing and revising final versions of Term Sheet and Fee Schedule; responding to correspondence re: same.
11/29/24	JMA	0.90	Call with M. Dunn to discuss drafting notice of motion to compel Otis to return to job site; drafting same and sending to M. Dunn for review; reviewing correspondence with court re: booking urgent motion for Otis motion; reviewing correspondence with Otis re: returning to site.
11/29/24	LJL	1.70	Reviewing Schedule F; conference call with Osler to walk through edits to CCDC 5B; debrief with J. Cosentino.

Date	TKID	Hours	Description
11/29/24	MSD	0.80	Reviewing and revising generic letter re: Tridel transition; exchanging correspondence re: Otis claim.
11/29/24	SSA	0.80	Continuing to review PMSA and RSA; working session with T. D'Angelo and C. Armstrong regarding same.
11/29/24	TDA	1.60	Review of and comments on form of RSA; meeting with C. Armstrong and S. Sarkozy re: same.
11/30/24	JLI	1.40	Reviewing A&M invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
12/01/24	BTE	0.20	Reviewing Notice of Motion for Otis Elevator dispute.
12/01/24	CAG	0.10	Emails re: developer transaction matters.
12/01/24	JLI	3.50	Reviewing and considering correspondence from counsel to lien claimant re: basis of lien claim amount; reviewing Motion Record re: Mappro Realty Inc. motion; reviewing response received from counsel to CERIECO re: certain transactions in pre-receivership period; reviewing A&M invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
12/01/24	JMA	0.70	Corresponding with M. Dunn re: draft notice of motion; reviewing changes to same from M. Dunn and proposing further changes; sending to M. Dunn for review; reviewing correspondence with legal team circulating same for review; reviewing correspondence with CERIECO; corresponding with legal team re: meeting with CERIECO.
12/01/24	MSD	3.30	Drafting and revising Notice of Motion re: Otis issues; reviewing issues re: Modern Niagara claim.

Total Fees**\$115,509.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
HOW	Wise, Howard	2.20	1,140.00	2,508.00
INA	Andres, Ian	1.10	915.00	1,006.50
LJL	Latham, Joseph	7.50	1,265.00	9,487.50
CAG	Armstrong, Chris	25.80	985.00	25,413.00
JCC	Cosentino, Joe	14.90	1,095.00	16,315.50
BON	O'Neill, Brendan	7.50	1,265.00	9,487.50
MSD	Dunn, Mark	20.10	965.00	19,396.50
TDA	D'Angelo, Tyler	6.00	850.00	5,100.00
JMA	Martschenko, Julia	5.30	725.00	3,842.50
SSA	Sarkozi, Samantha	2.00	790.00	1,580.00

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BTE	Tee, Brittni	5.10	630.00	3,213.00
JLI	Linde, Jennifer	19.50	590.00	11,505.00
MUB	Buckley, Maureen	1.80	585.00	1,053.00
MPO	Podrebarac, Molly	12.10	450.00	5,445.00
DPS	Word Processing	1.30	120.00	156.00
Total Fees				\$115,509.00

Disbursements

Description	Amount
Copies	35.00
Parking/ Cab / Mileage	11.69
Search - EDD	723.60
MinuteBox - Transactions	100.00
MinuteBox - Transactions - Conglomerate	20.00
Total Disbursements	\$890.29

Total Fees On This Invoice	\$115,509.00
ON HST @ 13.0%	\$15,016.17
Non-Taxable Disbursements	\$0.00
Taxable Disbursements	\$890.29
Total Disbursements On This Invoice	\$890.29
ON HST @ 13.0%	\$115.74
Total On This Invoice (CAD)	\$131,531.20
Total On This Invoice (USD)	\$98,648.40

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.

BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

December 18, 2024

Our File No. XEBN 232285
Invoice No. 824874

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
12/02/24	BON	1.10	Attend c/c with Osler re: next steps; attention to draft Sixth Report and Tridel transition communications document.
12/02/24	BTE	0.80	Corresponding with counsel for CERIECO and organizing meeting; corresponding with M. Dunn re: Gamma meeting.
12/02/24	CAG	1.30	Review final version of Term Sheet and emails with J. Linde re: same; send execution version of Term Sheet to developer counsel; video conference with Osler and B. O'Neill re: discussion of developer transaction matters/timing.
12/02/24	JCC	0.20	Receipt and review of correspondence from C. Armstrong; receipt and review of correspondence from C. Prophet; receipt and review of finalized Term Sheet.
12/02/24	JLI	1.90	Reviewing and revising proposed execution version of Development Proposal Term Sheet; reviewing and responding to correspondence re: same; responding to correspondence re: post-SISP transition communications; conducting preliminary review of Notice of Motion re: compelling performance by subcontractor; reviewing updates to draft Sixth Report of the Receiver and related communications materials; circulating same for comment.
12/02/24	JMA	0.30	Reviewing correspondence with counsel for Otis re: case conference for motion and their representation for same; corresponding regarding same with M. Dunn; corresponding with M. Dunn re: drafting Receiver's Report for Mappro motion; corresponding with legal team re: meeting with CERIECO; reviewing correspondence with client re: notice of motion re: compelling Otis to return.
12/02/24	MSD	3.30	Exchanging correspondence re: CERIECO meeting; exchanging correspondence re: Otis; reviewing CERIECO documents to prepare for meeting.
12/02/24	PKU	0.20	Pulling profile reports [REDACTED]

Date	TKID	Hours	Description
12/03/24	BON	1.90	Attend update call with Osler and A&M; attend follow-on call with A&M re: projections; attention to draft Sixth Report of the Monitor; attention to draft NOM re: Otis.
12/03/24	BTE	1.20	Organizing meeting re: recirculation transactions; drafting letter to K. Chen re: recirculation transactions.
12/03/24	CAG	1.90	Review and comment on Otis Notice of Motion; attend status update call with A&M and Osler re: discussion of developer transaction matters and various other case matters; review/consider Osler comments on Sixth Report and communication materials.
12/03/24	JLI	1.80	Updating list of ongoing Goodmans activities for Weekly Lender Update; attending weekly standing call with Osler and A&M teams; reviewing comments received on Notice of Motion re: subcontractor continuing services; reviewing comments received on Sixth Report of the Receiver and related communications documents; circulating same.
12/03/24	JMA	0.40	Corresponding with M. Dunn re: Receiver's Report in support of Mappro motion; reviewing change to Notice of Motion re: otis and corresponding with M. Dunn re: same.
12/03/24	MSD	1.40	Meeting with Osler; exchanging correspondence re: Otis; revising Notice of Motion re: Otis.
12/03/24	TDA	0.10	Correspondence with C. Armstrong re: file.
12/04/24	BON	0.30	Attention to draft communications matters.
12/04/24	BTE	2.60	Attending teleconference with F. Mak, K. Tanaka, S. Ferguson and M. Dunn re: Recirculation Transactions; attending teleconference with M. Dunn, J. Isenegger and G. Fucile re: Gamma dispute; Revising K. Chen letter.
12/04/24	CAG	1.10	Review and comment on developer transaction communication materials; emails with J. Cosentino re: construction lien matters; review client comments on Otis Motion; emails with A&M re: RSA and Term Sheet matters; emails re: Otis matters; emails with A&M re: unit buyer communication; emails with Osler re: developer term sheet matters.
12/04/24	INA	0.20	Emails to S. Ferguson re: parks levy appeal, recommended negotiation with City; reviewing email from S. Ferguson; [REDACTED]
12/04/24	JCC	0.30	Receipt and review of correspondence from F. Mak; email to F. Mak re: mandatory release of holdback; receipt and review of correspondence from C. Armstrong; email to C. Armstrong and F. Mak.
12/04/24	JLI	0.20	Speaking M. Mackenzie re: Sixth Report; reviewing draft communications re: CCAA transition; reviewing and considering correspondence re: subcontractor issues on site.
12/04/24	JMA	1.00	Corresponding with M. Dunn re: notice of motion to compel Otis to return; revising notice of motion and circulating to client; reviewing letter to K. Chen re: recirculation payments and making suggestions to same; corresponding with legal team re: meeting with CERIECO; incorporating client's comments into notice of motion and sending to M. Dunn for review and discussing same; reviewing correspondence with Otis re: scheduling case conference; reviewing correspondence from counsel for Otis and report to client re: same.

Date	TKID	Hours	Description
12/04/24	MIW	0.20	Call with M. Dunn re: the lender/Receiver meeting.
12/04/24	MSD	3.80	Reviewing and revising notice of motion re: Otis; reviewing new Otis change orders; meeting re: Gamma issues; discussion with S. Ferguson and F. Mak re: CERIECO issues; reviewing documents relevant to CERIECO.
12/04/24	TDA	2.30	Review of and comments on RSA; circulating RSA to Osler.
12/05/24	BON	0.30	Attention to Developer Term Sheet matters.
12/05/24	BTE	2.90	Conducting corporate profile searches; reviewing and organizing additional documentation on EPC fees; reviewing background documents re: recirculation transactions; drafting follow-up letter to CERIECO.
12/05/24	CAG	1.80	Video conference with A&M re: developer transaction matters and emails with Osler re: same; attend video conference with A&M re: developer transaction matters/case update; review and comment on unit purchaser comments and emails with A&M re: same.
12/05/24	JLI	1.80	Attending call with A&M re: Development Proposal Term Sheet matters; preparing updated execution version of Development Proposal Term Sheet; attending update call with A&M; reviewing correspondence re: subcontractor issues on site; reviewing draft communications re: post-SISP transition; reviewing draft communications memorandum prepared by public relations firm.
12/05/24	JMA	0.10	Corresponding with M. Dunn re: Otis notice of motion and finalizing same.
12/05/24	MSD	1.00	Reviewing and revising Notice of Motion re: Otis; discussion with client re: same; reviewing and revising CERIECO follow-up; reviewing and revising Gamma response.
12/06/24	BTE	1.00	Revising, finalizing and sending letter to CERIECO re: follow-up questions on the Recirculation Transactions.
12/06/24	CAG	0.20	Attending to matters re: finalization/execution of Developer Term Sheet.
12/06/24	JLI	0.70	Reviewing and compiling final/fully executed version of Development Proposal Term Sheet; reviewing correspondence and final Notice of Motion re: subcontractor issues on site; reviewing correspondence to counsel to CERIECO re: recirculation payments.
12/06/24	JMA	0.60	Finalizing notice of motion re: compelling Otis to return to site and sending to M. Dunn for review; reviewing service of same on opposing counsel and correspondence to clients attaching same; reviewing draft letter to Gamma and corresponding with legal team re: same.
12/07/24	CAG	1.40	Review and comment on draft RSA and emails with internal team and Osler re: same.
12/07/24	JMA	0.10	Reviewing correspondence from counsel for Otis re: case conference and meeting to discuss motion.
12/08/24	CAG	0.40	Emails with Osler re: RSA; review and comment on developer comments to strategy deck.
12/08/24	JLI	3.60	Reviewing A&M invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals; reviewing statements of claim from litigation involving developer and preparing summary note re: same.

Date	TKID	Hours	Description
12/09/24	BTE	1.80	Attending meeting with CERIECO representatives re: Recirculation Transactions and Project updates.
12/09/24	JCC	0.70	Receipt and review of correspondence from A. Wong; begin review of Supplementary Conditions by Osler re: Deltera; email to A&M personnel.
12/09/24	JLI	0.90	Reviewing updated draft Sixth Report of the Receiver; corresponding with A&M re: construction update including in same; reviewing draft communications re: post-SISP transition.
12/09/24	JMA	2.40	Meeting with CERIECO to discuss update on project and re-circulation transactions; corresponding with M. Dunn re: meeting with Otis counsel tomorrow and circulating link for same; meeting with M. Dunn to discuss drafting Receiver's Report for Mappro motion; corresponding with KDC to obtain further information re: same; reviewing correspondence with KDC re: site visit for CERIECO.
12/09/24	MIW	2.90	Reading up background material; attending The One meeting; [REDACTED]
12/09/24	MSD	1.80	Preparing for and attending discussion with CERIECO; drafting material for Mappro.
12/10/24	BON	1.60	Attend c/c with OTIS counsel; attention to draft Sixth Report; attention to redacted Developer Term Sheet; attend weekly update call with Osler and A&M; attend bi-weekly update call with A&M.
12/10/24	BTE	1.00	Corresponding with counsel for CERIECO; co-ordinating CERIECO site visit.
12/10/24	CAG	7.40	Review and comment on updated Sixth Report; prepare redacted version of Term Sheet and emails with A&M re: same; review and comment on weekly update; review Osler comments on RSA; attend status update call with A&M and Osler re: discussion of transaction matters; review and comment on draft RFCA waiver, funding request and related documentation; attend status update call with A&M re: transaction and other case matters; review SAW receivership materials and reporting email to A&M re: same; review and comment on updated draft of PMSA.
12/10/24	JCC	1.90	Receipt and review of correspondence from S. Ferguson; receipt and review of email from C. Armstrong; receipt and review of executed Term Sheet; continue review of Supplementary Conditions revised by Osler; email to A&M personnel and J. Latham; receipt and review of correspondence from C. Prophet.
12/10/24	JLI	8.90	Reviewing and updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing and revising Sixth Report of Receiver and responding to correspondence re: same; compiling and reviewing appendices to Sixth Report of Receiver; attending weekly standing call with Osler and A&M; speaking with M. Mackenzie re: various receivership matters; preparing form of RFCA waiver re: December funding request and reviewing related funding request; speaking with E. Krieger re: funding request matters; preparing form of Waiver and Acknowledgement Agreement re: RFCA milestones; attending update call with A&M; reviewing motion materials served in connection with Sam M (180 SAW) LP Inc. et al. receivership; reviewing draft joint letter re: scheduling of Mizrahi Inc. Payment Motion; preparing ancillary documents in connection with service and filing of Sixth Report; redacting Development Proposal Term Sheet for inclusion in Sixth Report; reviewing A&M invoices for purposes of redacting privileged or confidential information in connection with fee approvals.

Date	TKID	Hours	Description
12/10/24	JMA	0.70	Meeting with counsel for Otis to discuss returning to site and change orders; reviewing correspondence with KDC re: site visit for CERIECO; reviewing correspondence with Court re: scheduling case conference for Otis matter; reviewing correspondence from Otis advising that it will return to site and update to client re: same.
12/10/24	MSD	1.80	Participating in discussions with counsel to Otis re: receivership issues; exchanging correspondence with Court re: scheduling; participating in discussions with Osler re: update; participating in discussions re: Mappro report.
12/10/24	MUB	0.10	Following up on outstanding documents.
12/11/24	BON	0.60	Attention to Sixth Report.
12/11/24	CAG	6.60	Continue review and comment on PMSA/License Agreement and emails with A&M and Osler re: same; consider S. Sarkozi comments on PMSA and emails re: same; emails with A&M re: leasing matters; video conference with Osler re: PMSA and RSA comments; emails re: finalization/service of Sixth Report; emails re: website matters; further revisions to RSA and circulating updated draft to A&M and Osler.
12/11/24	INA	0.10	[REDACTED]
12/11/24	JCC	2.80	Receipt and review of correspondence from S. Ferguson; receipt and review of S. Ferguson's comments on Supplementary Conditions revised by Osler; Teams call with S. Ferguson, G. Menzies and J. Latham re: review of Supplementary Conditions; preparation of summary notes; email to G. Menzies; receipt and review of invoices from Deltera Construction and Deltera Inc.; email to A. Wong and R. Davidge; receipt and review of correspondence from A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of draft Project Management and Services Agreement.
12/11/24	JLI	2.70	Reviewing, revising and finalizing Sixth Report of the Receiver; responding to correspondence re: same; attending to service and filing of Sixth Report; reviewing and circulating draft RFCA Waiver re: December financing request; preparing brief summary of ongoing workstreams; reviewing updates to draft Residential Sales Agreement.
12/11/24	JMA	3.90	Meeting with M. Dunn KDC, and Strategy Corp to obtain further details for Seventh Receiver's Report on Mappro; drafting Report; corresponding with W. Smith re: further information on concrete pump.
12/11/24	LJL	3.20	Detailed review of mark up of CCDC 5B form Osler; reviewing comments from S. Ferguson re: same; conference call with SD. Ferguson, J. Cosentino re: questions, issues and comments on mark-up; debrief with J. Cosentino after call; emails with C. Armstrong re: various matters.
12/11/24	MSD	0.80	Participating in discussion with W. Smith and Strategy Corp re: concrete pump issues.
12/11/24	TDA	1.10	Review of comments on RSA and PMSA; call with Osler re: same.
12/12/24	CAG	3.40	Interoffice conference with J. Linde re: Court materials and various other case matters; video conference with A&M re: PMSA/RSA comments and revise same and emails with Osler re: same; attend status update call with A&M re: discussion of transaction and various other case matters; review additional

Date	TKID	Hours	Description
			comments from Osler on PMSA/RSA and emails with A&M re: same and email re: final comments.
12/12/24	JCC	1.50	Continue review of revisions and comments to Osler version of 5B SCs.
12/12/24	JLI	3.30	Reviewing updated timeline and next steps document circulated by A&M; reviewing and revising transaction approval and CCAA transition checklist; reviewing and considering various matters re: corporate filings of Debtor entities and directors and officers; discussing various case matters with C. Armstrong; attending update call with A&M; attending to correspondence re: RFCA waivers; reviewing A&M invoices for purposes of redacting dockets for confidentiality and privilege in connection with fee approvals.
12/12/24	JMA	2.20	Drafting and finalizing Seventh Receiver's Report and sending to M. Dunn for review; meeting with M. Dunn to discuss same.
12/12/24	MSD	0.50	Meeting with client; reviewing issues re: Otis.
12/13/24	BTE	0.30	Reviewing and revising Mappro motion materials.
12/13/24	CAG	1.20	Revising PMSA and RSA and circulating to Gowling/clients; emails re: CMA status.
12/13/24	JCC	2.80	Emails to and from J. Latham; brief review of Project Management Agreement and Residential Sales Agreement; Teams call with A. Wong, R. Davidge and J. Latham; further revisions to Supplementary Conditions re: 5B re: Deltera.
12/13/24	JLI	6.20	Reviewing, revising and updating draft Initial Order and draft Discharge Order in connection with post-SISP transition; discussing various receivership matters with M. Mackenzie; preparing form of disclaimer notices re: hotel and F&B agreements; preparing form of Consent to Act; updating checklist re: post-SISP transition; reviewing updated drafts of RSA and PMSA.
12/13/24	JMA	1.40	Revising Mappro Motion in line with comments from M. Dunn and sending same to M. Dunn for review; corresponding with B. Tee re: Mappro Motion; reviewing draft and circulating to clients for review.
12/13/24	LJL	3.00	Reviewing and further commenting on mark-up of supplementary conditions sent by J. Cosentino which edited those sent by Osler; sharing same with Osler; lengthy call with Osler to discuss same.
12/13/24	MSD	1.40	Reviewing and revising Mappro report.
12/14/24	CAG	0.30	Emails with J. Linde re: revisions to CCAA orders.
12/14/24	JLI	4.30	Attending to correspondence re: updates to draft Initial Order and Discharge Order; preparing correspondence to articling student re: research assignment; reviewing, revising and updating draft Initial Order and Discharge Order; reviewing precedent materials and related documents to assist with same; finalizing draft disclaimer notices re: hotel and F&B agreements; reviewing comments received on draft Seventh Report of Receiver re: response to Mappro Realty Inc. motion.
12/14/24	JMA	0.10	Corresponding with client re: comments on draft Mappro report.
12/15/24	JMA	0.10	Corresponding with clients re: feedback on draft Mappro motion.
12/15/24	LJL	0.30	Receipt and brief review of riders from Osler.

Invoice No. 824874
 Our File No. XEBN 232285

December 18, 2024

Date TKID Hours Description

Total Fees **\$112,267.00**

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	5.80	1,265.00	7,337.00
CAG	Armstrong, Chris	27.00	985.00	26,595.00
MSD	Dunn, Mark	15.80	965.00	15,247.00
INA	Andres, Ian	0.30	915.00	274.50
LJL	Latham, Joseph	6.50	1,265.00	8,222.50
JCC	Cosentino, Joe	10.20	1,095.00	11,169.00
TDA	D'Angelo, Tyler	3.50	850.00	2,975.00
JLI	Linde, Jennifer	36.30	590.00	21,417.00
BTE	Tee, Brittni	11.60	630.00	7,308.00
JMA	Martschenko, Julia	13.30	725.00	9,642.50
MUB	Buckley, Maureen	0.10	585.00	58.50
MIW	Wang, Mikaela	3.10	450.00	1,395.00
PKU	Kumari, Parveen	0.20	250.00	50.00
DPS	Word Processing	4.80	120.00	576.00

Total Fees **\$112,267.00**

Disbursements

Description	Amount
Copies	63.00
Computer Searches - Westlaw Carswell	253.00
Transportation	44.28
Filing Fee - Motion	339.00
Parking/ Cab / Mileage	57.14
Search - EDD	23.55
Meals	50.14

Total Disbursements **\$830.11**

Invoice No. 824874

Our File No. XEBN 232285

December 18, 2024

Total Fees On This Invoice	\$112,267.00
ON HST @ 13.0%	\$14,594.71
Taxable Disbursements	\$830.11
Total Disbursements On This Invoice	\$830.11
ON HST @ 13.0%	\$107.91
Total On This Invoice (CAD)	\$127,799.73
Total On This Invoice (USD)	\$95,849.80

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

January 8, 2025

Our File No. XEBN 232285
 Invoice No. 825671

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
12/11/24	SSA	2.10	Reviewing and commenting on Osler's revised draft of the PMSA; call with C. Armstrong and Osler's regarding same and RSA.
12/12/24	HOW	1.00	Review of Sixth report of Receiver; office conference between H. Wise and J. Cosentino re: discussion regarding Report.
12/16/24	BON	1.10	Review and comment on draft Seventh Report of the Receiver (re: Mappro).
12/16/24	CAG	1.70	Interoffice conversation with B. O'Neill re: discussion of CCAA matters; reviewing/revising CCAA Initial Order and Receivership Discharge Order.
12/16/24	JCC	1.20	Receipt and review of correspondence from A. Wong; receipt and review of Osler's Riders to Supplementary Conditions re: CCDC 5B; continue preparation of revised version of Supplementary Conditions.
12/16/24	JLI	0.70	Responding to inquiry from A&M re: upcoming Receiver's Report; reviewing and updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering correspondence re: use of concrete pump and reviewing photos re: same; reviewing draft Seventh Report of the Receiver and considering comments re: same.
12/16/24	JMA	0.50	Reviewing changes to Seventh Report from client and incorporating same; discussing further changes with M. Dunn.
12/16/24	LJL	0.40	Reviewing riders from Osler; office conference with J. Cosentino.
12/16/24	MSD	0.50	Review comments re: Mappro report; exchanging correspondence re: same.
12/17/24	AMA	3.80	[REDACTED]
12/17/24	BON	2.90	Review and comment on draft Receiver's Discharge Order and CCAA Initial

Date	TKID	Hours	Description
			Order; attend weekly update call with A&M and Osler; attention to draft Seventh Report of the Receiver.
12/17/24	CAG	2.20	Attend status update call with A&M and Osler re: discussion of transaction/CCAA transaction and other case matters; review and comment on Mappro report; review/revise Receiver Discharge Order and emails with B. O'Neill re: same; emails with D. Dedic re: DIP; attend status update call with A&M re: discussion of transaction and other case matters.
12/17/24	JCC	0.40	Email to and from C. Armstrong; receipt and review of correspondence from A. Wong; email to A. Wong.
12/17/24	JLI	0.30	Responding to inquiry re: RFCA waivers; speaking with articling student re: research on various transition matters; reviewing further comments received on draft Seventh Report of the Receiver.
12/17/24	JMA	0.90	Incorporating changes from legal team to draft Seventh Report; corresponding with client re: same; circulating updated draft to legal team, clients, and Osler; corresponding with legal team re: further changes.
12/18/24	AMA	2.70	[REDACTED]
12/18/24	BON	1.40	Review and comment on draft Receiver's Discharge Order and CCAA Initial Order; attention to draft Seventh Report of the Receiver.
12/18/24	CAG	2.70	Interoffice conference with B. O'Neill re: T1 Initial Order; review/revise Initial Order; circulating draft CCAA/discharge materials to A&M, Osler and FAAN; interoffice conference with D. Dedic re: DIP and emails with Osler re: same; emails with A&M re: 2025 property tax matters.
12/18/24	HOW	0.90	Telephone call with H. Wise and M. Dunn; emails to and from counsel for Modern Niagara; office conference between H. Wise and J. Cosentino relating to Tridel.
12/18/24	INA	0.50	Reviewing emails from C. Armstrong, E. Krieger re: 2025 tax assessments; reviewing MPAC assessment notices and tax bills; reviewing ARB appeal history for subject property; [REDACTED]
12/18/24	JCC	1.90	Finalize updated Supplementary Conditions re: CCDC 5B re: Deltera; email to Osler and A&M personnel.
12/18/24	JMA	0.70	Reviewing changes to Receiver's Report from legal team and incorporating same; corresponding with M. Dunn re: same; reviewing letter to Gamma and suggesting changes to same; reviewing letter from J. Morse to Osborne J; corresponding with Osler re: suggestions for Seventh Report.
12/18/24	TDA	0.10	Correspondence re: realty taxes.
12/19/24	AMA	1.70	[REDACTED]
12/19/24	BTE	0.40	Revising, finalizing and sending letter to Gamma re: lien claims.
12/19/24	CAG	0.90	Videoconference with Osler re: CCAA Initial Order comments; interoffice conversation with J. Latham re: CMA and telephone call with J. Nevsky re: same; attend status update call with A&M.

Date	TKID	Hours	Description
12/19/24	INA	0.70	Reviewing emails from E. Krieger and previous tax year assessments and tax bills; [REDACTED]
12/19/24	JCC	1.90	Receipt and review of correspondence from A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from F. Mak; emails to A. Wong and R. Davidge; emails to and from J. Latham; review F. Mak's comments on revised Supplementary Conditions; review A. Wong's revised version of Supplementary Conditions; emails to A&M personnel.
12/19/24	JMA	2.10	Reviewing changes to Seventh Report from Osler and incorporating same; instructing assistant to compile appendices and discussing same; sending updated draft to clients and discussing outstanding questions to be addressed; reviewing and revising final version of Report and appendices.
12/19/24	LJL	0.80	Reviewing CCDC SC's and comments from A. Wong and F. Mak; scheduling call to discuss same.
12/20/24	AMA	3.30	[REDACTED]
12/20/24	CAG	0.20	Telephone conversation with S. Ferguson re: Hyatt matters.
12/20/24	DDC	0.60	Reviewing DIP; discussion with R. Kurtzer.
12/20/24	JCC	2.90	Receipt and review of correspondence from A. Wong; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S. Ferguson; teams call with A. Wong, S. Ferguson; F. Mak and J. Latham re: review of 5B SCs re: Deltera; further revise SCs re: Deltera; letter to T. Betts (Gowlings) attaching revised SCs re: 5B re: Deltera; emails to A. Wong, S. Ferguson, F. Mak and J. Latham.
12/20/24	JMA	2.40	Finalizing Seventh Report and discussing same with legal team; sending same to clients for review; call with client re: further changes to Report; call with M. Dunn re: same and implementing same; serving report and sending same to city of Toronto.
12/20/24	LJL	1.60	Reviewing revisions to CCDC SC's; conference call with S. Ferguson, F. Mak, A. Wong and J. Cosentino; revising draft SC's for the Receiver/Monitor concept; emails with clients re: same.
12/20/24	LJL	0.50	Receipt and review of edited version of SC's.
12/20/24	MSD	2.00	Reviewing and revising Gamma letter; reviewing draft Order for CCAA; reviewing Mappro motion; preparing correspondence to Modern Niagara.
12/22/24	CAG	0.40	Revising CCAA Initial Order.
12/22/24	LJL	0.50	Reviewing materials shared with Gowling on revised SC's; emails with J. Cosentino.
12/23/24	CAG	2.80	Review and comment on Omnibus Agreement and review Term Sheet/PMSA/RSA re: same and emails with Osler re: same.
12/24/24	CAG	0.10	Emails re: CSA matters.

Date	TKID	Hours	Description
12/24/24	JLI	0.20	Attending to correspondence re: RFCA waivers.
12/29/24	KSN	1.30	Consider tax issues; review and respond to emails.
12/30/24	JLI	2.30	Reviewing correspondence re: various case matters, including property assessment and lien claim issues; reviewing finalized Motion Record re: Mappro Realty Inc. motion; reviewing draft Omnibus Agreement re: Development Proposal; reviewing updated drafts of Initial Order and Discharge Order; preparing form of Transaction Approval Order; updating master legal checklist re: CCAA transition and reviewing underlying documents to assist with same.
12/30/24	KSN	0.60	Consider tax issues; telephone call with M. Sherman.
12/30/24	RAK	4.20	Reviewing and providing comments on the DIP Credit Agreement; corresponding with D. Dedic regarding the DIP Credit Agreement.
12/30/24	TDA	0.50	Review of most recent drafts of RSA and PMSA.

Total Fees**\$57,282.00****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
LJL	Latham, Joseph	3.80	1,265.00	4,807.00
JCC	Cosentino, Joe	8.30	1,095.00	9,088.50
HOW	Wise, Howard	1.90	1,140.00	2,166.00
DDC	Dedic, Dan	0.60	985.00	591.00
CAG	Armstrong, Chris	11.00	985.00	10,835.00
INA	Andres, Ian	1.20	915.00	1,098.00
TDA	D'Angelo, Tyler	0.60	850.00	510.00
KSN	Saddington, Kenneth	1.90	1,020.00	1,938.00
BON	O'Neill, Brendan	5.40	1,265.00	6,831.00
MSD	Dunn, Mark	2.50	965.00	2,412.50
SSA	Sarkozi, Samantha	2.10	790.00	1,659.00
JLI	Linde, Jennifer	3.50	590.00	2,065.00
RAK	Kurtzer, Rachel	4.20	725.00	3,045.00
BTE	Tee, Brittni	0.40	630.00	252.00
JMA	Martschenko, Julia	6.60	725.00	4,785.00
AMA	MacKinnon, Annie	11.50	450.00	5,175.00
DPS	Word Processing	0.20	120.00	24.00

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
Total Fees				\$57,282.00

Disbursements

Description	Amount
Copies	83.50
Total Disbursements	\$83.50

Total Fees On This Invoice	\$57,282.00
ON HST @ 13.0%	\$7,446.66
Taxable Disbursements	\$83.50
Total Disbursements On This Invoice	\$83.50
ON HST @ 13.0%	\$10.86
Total On This Invoice (CAD)	\$64,823.02

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Bank ID (for EFT payments): 0004

Transit: 12162

Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004

Transit: 12162

USD account: 7359751

Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593

Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.



Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

January 21, 2025

Our File No. XEBN 232285
Invoice No. 826097

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
01/02/25	FBK	1.00	Receive and review correspondence from M. MacKenzie re: insurance matters and Tridel coverage; correspondence to M. MacKenzie re: same; receive and review correspondence from M. MacKenzie re: insolvency of insurer; e-mails with M. MacKenzie re: same.
01/02/25	HOW	2.20	Review of supplemental conditions (revised).
01/02/25	JCC	0.50	Receipt and review of correspondence from M. MacKenzie; review emails from F. Kussner to M. MacKenzie; review insurance provisions of CCDC 5B Supplementary Conditions re: Deltera.
01/02/25	JLI	2.10	Reviewing articling student research re: notice requirements under CCAA in context of transition proceedings; reviewing Motion Record filed by City of Toronto re: Mappro Realty Inc. motion; reviewing and considering updated drafts of Residential Sales Agreement and Project Management Agreement; reviewing correspondence re: insurance issues.
01/03/25	BON	0.30	Attention to emails/discussions and draft reporting memo to clients re: underwriter receivership matters.
01/03/25	FBK	2.20	Review insurance policies and research re: failure of quota insurance company; e-mails with Goodmans team; correspondence to M. MacKenzie.
01/03/25	JLI	2.80	Reviewing terms of RFCA re: insurance matters; preparing internal summary note re: same and responding to correspondence re: insurance matters; preparing draft notes to A&M and Osler re: same; completing review of draft Project Management Services Agreement.
01/03/25	JMA	0.20	Reviewing correspondence from City of Toronto enclosing motion record and corresponding with legal team re: same.
01/03/25	MSD	0.90	Reviewing outstanding litigation matters; reviewing insurance issues and correspondence re: same.

Date	TKID	Hours	Description
01/04/25	JLI	1.10	Reviewing draft debtor-in-possession Credit Agreement and related schedules.
01/06/25	FBK	0.90	Conference with articling student; review legal research re: insurance matters.
01/06/25	JLI	5.90	Reviewing A&M invoices for purposes of redacting dockets for confidential and privileged information; attending to internal correspondence re: supporting materials for fee affidavits; updating list of ongoing activities for Weekly Lender Update; circulating same for internal comment; reviewing statements of claim filed against developer entity and preparing summary note re: same; responding to correspondence re: insurance matters; reviewing correspondence from counsel to lien claimant re: statement of values.
01/06/25	JMA	0.20	Reviewing City of Toronto's motion record for Mappro motion.
01/06/25	MSD	0.40	Exchanging discussion with A. Spiegel re: Mappro issues; exchanging correspondence re: lien claims.
01/06/25	MUB	0.40	Following up on outstanding copies of documents; retrieving copies and circulating same.
01/07/25	BON	3.40	Attention to draft Transaction Approval Order and Initial CCAA Order; attend drafting c/c with A&M re: same.
01/07/25	CAG	4.00	Attend status update call with A&M/Osler re: discussion of Tridel transaction and various other case matters; emails with A&M re: Ozz performance bond matters; review/revise transaction approval order and emails with internal team re: same; video conference with A&M re: discussion/comments on drafts transaction approval and Receiver Discharge Orders; emails with D. Dedic re:DIP.
01/07/25	DDC	1.30	Reviewing DIP Credit Agreement; reviewing comments from R. Kurtzer; correspondence with C. Armstrong.
01/07/25	FBK	0.50	Review e-mails and legal research re: insurance matters.
01/07/25	HOW	0.20	Receipt and review of email from counsel for Modern Niagara.
01/07/25	JLI	9.20	Reviewing Goodmans invoices for purposes of redacting dockets for confidential and privileged information; updating master legal checklist re: CCAA transition; reviewing draft Initial Order and draft Discharge Order in preparation for call with A&M re: same; preparing form of Notice of Motion re: Receiver discharge; attending weekly standing call with Osler and A&M; reviewing and revising draft Transaction Approval Order and circulating same for internal comment; reviewing correspondence re: surety bond matters and preparing form of release re: same; reviewing update from A&M re: insurance matters; reviewing updated draft Omnibus Agreement and related correspondence; reviewing billing summary prepared by Accounting Department in connection with fee approvals; attending call with A&M team re: review of draft Initial Order and Discharge Order; further reviewing and revising draft Orders based on discussion with A&M; reviewing underlying documents and agreements to assist with same.
01/08/25	BFE	0.30	Emails and office conference with C. Armstrong re: context for disclaimer questions.
01/08/25	BON	0.40	Attention to emails/discussions re: Hyatt hotel matters.
01/08/25	CAG	0.50	Review/consider disclaimer issue and emails/interoffice conference with B. Empey re: review of same.

Date	TKID	Hours	Description
01/08/25	FBK	0.40	Finalize legal research and memorandum; correspondence to Goodmans team re: same.
01/08/25	JCC	0.10	Receipt and review of correspondence from F. Mak.
01/08/25	JLI	5.40	Reviewing and revising draft Transaction Approval Order, Initial Order and Discharge Order; reviewing underlying documents and agreements to assist with same; circulating updated draft Orders internally for further review; reviewing correspondence from subcontractor re: continuing services on site; reviewing correspondence from A&M re: holdback matters and considering same; speaking with M. Mackenzie re: Weekly Lender Update and reviewing final version of same; considering matters re: hotel services agreement inquiry from A&M and attending to correspondence re: same.
01/08/25	JMA	0.20	Corresponding with client re: Alenfrage Designer Paint Inc. and next steps.
01/09/25	BFE	0.50	Attendances re: disclaimer.
01/09/25	BON	0.70	Attend bi-weekly update call with A&M.
01/09/25	CAG	4.60	Review and comment on draft DIP; interoffice conference with J. Linde re: review/revisions to Initial Order, Discharge Order and Transaction Approval Order; attend status update call with A&M re: discussion of transaction and other case matters; review HCRA email/legislation and draft reply to HRCA; emails re: MPAC matter.
01/09/25	INA	0.20	Reviewing emails from E. Krieger, C. Armstrong re: MPAC request for information on future condo units; [REDACTED]
01/09/25	JLI	6.20	Reviewing and revising master checklist re: CCAA transition; reviewing and considering A&M comments on DIP Credit Agreement; speaking with M. Mackenzie re: receivership matters; reviewing Broker Referral Agreement; attending meeting with C. Armstrong re: review of updated draft Initial Order, Discharge Order and Transaction Approval Order; reviewing and revising draft Orders and circulating same to working group for comment; attending update call with A&M; reviewing correspondence re: HCRA matters; reviewing correspondence re: MPAC assessments.
01/09/25	JMA	0.20	Corresponding with M. Dunn re: client's question on invoices; reviewing correspondence from client re: Mappro withdrawing motion and discussing same with M. Dunn; reviewing correspondence with legal team re: drafting letter to CERIECO with follow up questions.
01/09/25	MCU	2.00	Meeting with B. Empey re: research task; drafting memo [REDACTED]
01/09/25	MSD	1.50	Reviewing litigation plan; meeting with client; reviewing correspondence re: lien issues.
01/09/25	RAK	0.60	Reviewing comments from the client on the Credit Agreement.
01/10/25	BON	0.30	Attention to matters re: Masters and Trustar receivership.
01/10/25	CAG	1.60	Video conference with A&M re: review/discussion of draft DIP.
01/10/25	DDC	1.50	Reviewing Alvarez & Marsal comments; telephone call with Alvarez & Marsal; discussion with R. Kurtzer.
01/10/25	FBK	1.20	Correspondence to M. MacKenzie re: insurance matters; review correspondence from M. MacKenzie re: insurance matters; e-mails with J. Linde and with M. Dunn re: insurance matters.

Date	TKID	Hours	Description
01/10/25	INA	0.10	[REDACTED]
01/10/25	JCC	0.10	Receipt and review of correspondence from F. Mak; email to F. Mak.
01/10/25	JLI	2.70	Reviewing memorandum of law re: insurance matters and responding to correspondence re: same; reviewing correspondence re: supplier issue; preparing note to law clerk re: name change matters in connection with CCAA transition; reviewing and considering correspondence re: insurance matters and responding to same; attending call with A&M re: DIP Credit Agreement and comments on same; speaking with M. Mackenzie re: insurance matters.
01/10/25	JMA	0.20	Call with M. Dunn to discuss additional invoice; reviewing correspondence with client re: same.
01/10/25	MCU	3.90	Drafting memo [REDACTED]
01/10/25	MSD	0.70	Reviewing insurance issues; preparing correspondence re: same.
01/10/25	RAK	2.60	Corresponding with D. Dedic regarding comments on the Credit Agreement; attending telephone conference with the client regarding the Credit Agreement; beginning revising the Credit Agreement.
01/11/25	CAG	0.10	Emails with M. Cummings re: review of Hazleton Motion Record.
01/11/25	JLI	0.30	Reviewing Motion Record re: Mizrahi (128 Hazelton) Inc. receivership and responding to correspondence re: same.
01/12/25	JLI	0.30	Preparing internal correspondence re: corporate filings of Debtor entities; [REDACTED]
01/13/25	BFE	2.10	Attendances re: disclaimer.
01/13/25	BTE	1.10	Reviewing background documents; [REDACTED]
01/13/25	CAG	0.90	Emails re: DIP; review Osler comments on Omnibus Agreement; brief review of Osler comments on Orders.
01/13/25	DDC	0.60	Reviewing Credit Agreement revisions.
01/13/25	INA	0.20	[REDACTED] reviewing email from E. Krieger re: MPAC request for condo unit information.
01/13/25	JCC	0.80	Receipt and review of correspondence from F. Mak; begin review of revised Otis Subcontract.
01/13/25	JLI	5.90	Reviewing notes re: draft DIP Credit Agreement and attending to correspondence re: same; preparing Court materials required in connection with CCAA transition and transaction approval, including Notice of Motion, Notice of Application and other ancillary documents; reviewing, considering and incorporating comments received from Osler on draft Initial Order, Discharge Order and Transaction Approval Order; updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering scope of property tax assessment and related information request; reviewing Goodmans invoices for purposes of redacting dockets for privileged and confidential information in connection with fee approvals.
01/13/25	JMA	0.10	Reviewing correspondence from client re: questions on new invoice from Alenfrage.

Date	TKID	Hours	Description
01/13/25	MCU	3.30	Drafting memo [REDACTED] searching Motion Record for key words; [REDACTED]
01/13/25	RAK	2.60	Reviewing and revising the Credit Agreement per the call with the Monitor.
01/14/25	BFE	5.30	Attendances re: disclaimer, [REDACTED]
01/14/25	BON	0.80	Attend c/c with Osler, FAAN and A&M re: CCAA transition documents.
01/14/25	BTE	2.40	Drafting correspondence to [REDACTED].
01/14/25	CAG	5.20	Video conference with internal team re: revisions to DIP Credit Agreement; video conference with J. Linde re: reviewing Osler comments on Initial Order, Discharge Order and Transaction Approval Order; pre-call with A&M and video conference with A&M and Osler re: discussion of DIP and CCAA/Discharge Orders; review/consider summary memo on disclaimer matters.
01/14/25	DDC	1.70	Telephone call re: Credit Agreement; reviewing revisions; correspondence with R. Kurtzer.
01/14/25	INA	0.10	Reviewing email from E. Krieger re: MPAC request for condo unit information; email to E. Krieger.
01/14/25	JCC	0.50	Email to and from C. Armstrong; preparation of remaining major issues list re: Deltera.
01/14/25	JLI	8.90	Preparing for and attending call with internal team re: revisions to draft DIP Credit Agreement and related matters; attending call with C. Armstrong re: comments on draft Initial Order, Discharge Order and Transaction Approval Order and reviewing/revising same based on discussion; circulating updated list of Goodmans activities for Weekly Lender Update to A&M; reviewing and revising DIP Credit Agreement based on internal discussion; reviewing underlying materials to assist with same; attending call with A&M re: comments on draft Orders and related matters; attending weekly standing call with Osler and A&M teams; reviewing internal memo [REDACTED]
01/14/25	JMA	0.20	Corresponding with legal team re: letters to CERIECO and reviewing drafts of same.
01/14/25	MCU	0.50	[REDACTED]
01/14/25	MSD	1.10	Participating in call with client and Osler re: various issues; reviewing orders.
01/14/25	RAK	2.50	Attending telephone conference with C. Armstrong, J. Linde and D. Dedic regarding the Credit Agreement; revising the draft Credit Agreement; corresponding with J. Linde regarding the Credit Agreement.
01/15/25	BFE	0.80	Attendances re: disclaimer [REDACTED]
01/15/25	BON	0.30	[REDACTED]
01/15/25	BON	1.30	Attention to revised initial CCAA orders.
01/15/25	CAG	3.30	Review and comment on updated turn of DIP Credit Agreement; review FM and Tridel comments on DIP.
01/15/25	DDC	0.50	Reviewing revised DIP Agreement.
01/15/25	INA	0.20	Reviewing MPR proposal re: parks levy valuation services; emails to S. Ferguson, [REDACTED]

Date	TKID	Hours	Description
01/15/25	JCC	1.10	Continue review of Otis Elevator Subcontract and Supplementary Conditions; emails to F. Mak; receipt and review of correspondence from F. Mak.
01/15/25	JLI	6.20	Attending to correspondence re: Hotel Agreement matters and reviewing underlying documents; reviewing and revising draft Initial Order, Discharge Order and Transaction Approval Order based on internal and external discussions re: same; attending to correspondence re: name change relief sought in Initial Order; speaking with E. Krieger re: RFCA funding matters; further reviewing and revising DIP Credit Agreement based on internal comments and circulating same for further review.
01/15/25	JMA	0.20	Reviewing draft letters re: CERIECO and discussing same with legal team.
01/15/25	MCU	0.30	Meeting with B. Empey [REDACTED]
01/15/25	MSD	1.20	Reviewing hotel issues; reviewing orders and providing comments on same.
01/16/25	BON	1.40	Attention to revised DIP Loan Credit Agreement.
01/16/25	CAG	0.60	Emails re: DIP matters; emails with A&M re: disclaimer matters; attends status update call with A&M re: discussion of transaction and various other case matters.
01/16/25	DDC	0.50	Reviewing revised DIP; correspondence with J. Linde.
01/16/25	JCC	2.10	Teams call with G. Fucile and F. Mak re: Otis Subcontract; preparation of summary notes; Teams call with F. Mak; receipt and review of correspondence from G. Fucile; review revised provisions re: Otis Subcontract; receipt and review of correspondence from F. Mak; receipt and review of correspondence from T. Betts; begin review of Deltera's revised Supplementary Conditions re: CCDC 5B.
01/16/25	JLI	2.50	Finalizing internal comments re: DIP Credit Agreement and circulating to wider group for review; reviewing correspondence re: RFCA funding matters; reviewing and considering internal and external comments on draft Initial Order, Discharge Order and Transaction Approval Order; discussing Hotel Agreement matters with articling student; speaking with M. Mackenzie re: transition matters; attending update call with A&M.
01/16/25	MCU	2.50	Drafting memo [REDACTED]
01/16/25	MSD	1.70	Meeting with client re: various issues, including review of Orders; reviewing and commenting on draft Orders; reviewing Hotel agreements and disclaimer issues.
01/16/25	RAK	0.20	Reviewing the revised Credit Agreement; corresponding with J. Linde regarding the Credit Agreement.
01/17/25	BON	1.30	Attention to revised CCAA orders.
01/17/25	BTE	1.20	[REDACTED] updating litigation tracker.
01/17/25	CAG	1.40	Video conference with J. Linde re: review of updated drafts of Orders; telephone call with A&M re: Tridel documents.
01/17/25	FBK	0.30	Follow-up re: insurance matters.
01/17/25	JCC	2.90	Receipt and review of A. Duarrs continued in depth review of Deltera's further revisions to Supplementary Conditions re: CCDC 5B; brief review of revised draft of Project Management and Services Agreement and Residential Sales Agreement; receipt and review of correspondence from M. Mak; receive and review of correspondence from S. Ferguson; email to and from C. Armstrong.

Date	TKID	Hours	Description
01/17/25	JLI	6.40	Conducting preliminary review of comments received on PMSA, RSA and CCDC 5B; incorporating internal and external comments on draft Initial Order, Discharge Order and Transaction Approval Order; attending call with C. Armstrong re: detailed review of draft Orders; circulating updated drafts to wider working group; further reviewing and considering analysis re: hotel agreements; responding to correspondence re: insurance matters; completing detailed review of existing receivership orders for purposes of transitioning same into CCAA proceedings; speaking with M. Mackenzie re: insurance matters.
01/17/25	MSD	0.90	Reviewing correspondence to CERIECO.
01/17/25	TDA	0.10	Correspondence re: file.
01/18/25	JCC	1.40	Receipt and review of correspondence from S. Ferguson; receipt and review of correspondence from F. Mak; continued review of Deltera's revised Supplementary Conditions re: CCDC 5B; prepare of revised Major Issues List re: revised Supplementary Conditions.
01/18/25	JLI	2.40	Finalizing detailed review of existing receivership orders for purposes of transitioning same into CCAA proceedings; reviewing and considering comments received on PMSA, RSA and CCDC 5B and noting issues re: same.
01/18/25	LJL	1.30	Reviewing edits to CCDC from Gowling to prepare for call with J. Cosentino.
01/18/25	MCU	1.20	Drafting memo [REDACTED]
01/19/25	CAG	1.80	Review Tridel mark-up of RSA and Osler issues list and emails with internal team re: review of PMSA.
01/19/25	HOW	1.90	Further review of terms and conditions; email from J. Cosentino.
01/19/25	JCC	4.40	Receipt and review of correspondence from R. Davidge; brief review of Issues List re: Project Management and Services Agreement and Residential Sales Agreement; teams call with J. Latham; continued preparation of Updated Major Issues List re: 5B Supplementary Conditions; email to Alvarez & Marsal personnel and Goodmans' Construction Contract Team; receipt and review of correspondence from F. Mak and A. Wong; review of Issues List prepared by Alvarez & Marsal re 5B Supplementary Conditions.
01/19/25	JLI	3.60	Reviewing Goodmans and A&M invoices for purposes of redacting confidential and privileged information in connection with fee approvals; reviewing issues list prepared by Osler re: RSA and PMSA and considering Goodmans and A&M responses to same.
01/19/25	JMA	0.20	Reviewing comments from client on draft letters [REDACTED]
01/19/25	LJL	1.50	Reviewing Gowlings' version of CMA; lengthy call with J. Cosentino to walk through edits and determine what issues to discuss with clients.
01/19/25	MCU	0.50	Drafting memo [REDACTED]
01/19/25	TDA	3.50	Review of markups of RSA and PMSA; review of and comments on Osler issues lists re: both; correspondence re: same.

Total Fees

\$173,175.00

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
DDC	Dedic, Dan	6.10	1,070.00	6,527.00
BON	O'Neill, Brendan	10.20	1,400.00	14,280.00
TDA	D'Angelo, Tyler	3.60	910.00	3,276.00
JCC	Cosentino, Joe	13.90	1,170.00	16,263.00
CAG	Armstrong, Chris	24.00	1,070.00	25,680.00
MSD	Dunn, Mark	8.40	1,030.00	8,652.00
INA	Andres, Ian	0.80	965.00	772.00
LJL	Latham, Joseph	2.80	1,375.00	3,850.00
HOW	Wise, Howard	4.30	1,215.00	5,224.50
BFE	Empey, Brian F.	9.00	1,350.00	12,150.00
FBK	Kussner, Francy	6.50	1,290.00	8,385.00
RAK	Kurtzer, Rachel	8.50	820.00	6,970.00
JLI	Linde, Jennifer	71.90	685.00	49,251.50
JMA	Martschenko, Julia	1.70	820.00	1,394.00
BTE	Tee, Brittini	4.70	730.00	3,431.00
MUB	Buckley, Maureen	0.40	625.00	250.00
MCU	Cummings, Maddy	14.20	450.00	6,390.00
DPS	Word Processing	3.30	130.00	429.00
Total Fees				\$173,175.00

Disbursements

Description	Amount
Copies	1.25
Parking/ Cab / Mileage	14.85
Search - EDD	490.00
Meals	9.48
Total Disbursements	\$515.58

Total Fees On This Invoice	\$173,175.00
ON HST @ 13.0%	\$22,512.76
Non-Taxable Disbursements	(\$0.00)
Taxable Disbursements	\$515.58
Total Disbursements On This Invoice	\$515.58
ON HST @ 13.0%	\$67.02
Total On This Invoice (CAD)	\$196,270.36
Total On This Invoice (USD)	\$143,277.36

1520

Invoice No. 826097
Our File No. XEBN 232285

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January 21, 2025

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP

A red handwritten signature, possibly reading "E. & O. E.", is written over the text "GOODMANS LLP".

E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Alvarez & Marsal Canada ULC
 2900 South Tower, Royal Bank Plaza
 200 Bay St
 PO Box 22
 Toronto, ON M5J 2J1
 Canada

February 4, 2025

Our File No.	XEBN	232285
Invoice No.		827202

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
01/14/25	PKU	0.70	Reviewing J. Linde' email regarding name change of the Mizrahi group of entities and limited partnerships and providing the information for changing the name of the companies in Ontario.
01/20/25	BFE	2.50	[REDACTED]
01/20/25	BON	4.40	Attention to open issues list for CCDC5B, PMSA and RSA; attend c/cs with A&M and Osler re: same; attention to draft CCAA orders; attention to Hyatt Hotel Agreement matters and strategy; attention to emails/discussions re: hotel SISP matters; attention to RFCA waiver matters.
01/20/25	BTE	2.10	Updating litigation tracker; revising, finalizing and sending letters [REDACTED] [REDACTED] reviewing MI responding materials for MI Payment Motion.
01/20/25	CAG	6.70	Reviewing client issues list on Tridel documents/mark-up of PMSA/RSA/CMA and meeting with A&M and internal team re: same; video conference with Osler and A&M re: comments on latest turn of Tridel documents and issues list; telephone call with M. MacKenzie re: comments on Pre-Filing Report; brief review of MI claim responding materials; telephone call/emails re: disclaimer matters.
01/20/25	FBK	0.20	Correspondence to M. MacKenzie re insurance matters.
01/20/25	INA	0.10	Email to J. Daniels re: application to extend noise exemption permit for continuous concrete pour; reviewing email from J. Daniels re: approval of extension.
01/20/25	JCC	4.50	Teams call with A&M personnel and Goodmans personnel re: discussion on Major Issues List re: CCDC 5B re: Supplementary Conditions; revise Major Issues List; email to and from M. MacKenzie; receipt and review of correspondence from F. Mak; receipt and review of correspondence from S.

Date	TKID	Hours	Description
			Ferguson; email to A. Wong and R. Davidge; further revise Major Issues List re: formatted for Deltera review; Teams call with Osler personnel, A&M personnel and Goodmans personnel re: Major Issues List re: CCDC 5B Supplementary Conditions; preparation of summary notes.
01/20/25	JLI	7.90	Reviewing and updating internal issues lists re: draft RSA, PMSA and CCDC 5B; attending call with A&M to review and discuss same; reviewing and responding to correspondence re: corporate name change matters; reviewing update from A&M re: hotel matters; discussing various case matters with M. MacKenzie; attending to correspondence re: consultant confidentiality matters; preparing form of Limited Waiver re: RFCA milestones and circulating same to broader group; reviewing Goodmans invoices for purposes of redacting dockets for privileged and confidential information in connection with fee approvals; attending calls with Osler, A&M and Lenders' financial advisor re: draft PMSA, RSA and CCDC 5B; reviewing and updating list of ongoing workstreams for Weekly Lender Update; updating checklist re: post-SISP transition matters.
01/20/25	JMA	0.30	Updating litigation tracker for client; reviewing updated letters to CERIECO and service of same on opposing parties; reviewing correspondence with client re: same; reviewing correspondence with Modern Niagara; reviewing questions from J. Morse on Fifth Report; reviewing motion materials received from same and correspondence to client sending same.
01/20/25	LJL	4.20	Preparing for and attending call between A&M and Goodmans to discuss comments on Tridel's latest version of CCDC SC's; reviewing materials with J. Cosentino and email of updated list of issues to Osler; preparing for and attending conference call with Osler and A&M to walk through CCDC SC issues and approach; follow up discussion with J. Cosentino on revised issues list for presentation to Tridel.
01/20/25	MCU	1.00	Incorporating B. Empey's comments into draft memo.
01/20/25	MCU	0.60	Drafting memo [REDACTED]
01/20/25	MSD	4.20	Receiving and reviewing MI material and questions; considering responses; reviewing documents for confidentiality.
01/20/25	PKU	0.30	Responding to J. Linde on preparation of special resolution authorizing the amendment changing name of the corporations.
01/20/25	SPS	2.40	Reviewing MI responding materials; drafting summary re: same.
01/20/25	TDA	4.00	Calls with A&M and Osler re: file; review of consolidated comments on PMSA and RSA mark-ups.
01/21/25	BFE	1.50	[REDACTED]
01/21/25	BON	2.20	Attention to MI Questions to Receiver; attention to MI Responding Motion Record; attention to draft RSA and PMSA issues lists; attend weekly update call.
01/21/25	CAG	0.70	Attend status update call with A&M re: transaction matters and various other case matters; review and comment on disclaimer letter.
01/21/25	JCC	2.40	Telephone conference with F. Mak; finalize update to Major Issues List; email to A. Wong, R. Davidge and F. Mak; receipt and review of correspondence from F. Mak; receipt and review of correspondence from M. DeLellis; emails to and from J. Linde; brief review of updated Issues Lists re: PMSA and RSA.

Date	TKID	Hours	Description
01/21/25	JLI	2.70	Attending to correspondence re: all-hands meeting to be held at Goodmans offices; speaking with F. Mak re: bonding matters; preparing internal note re: same; attending update call with A&M; revising draft disclaimer notice re: hotel agreements and responding to correspondence re: same; reviewing and considering comments received on draft Initial Order and Discharge Order.
01/21/25	JMA	1.40	Reviewing motion record from MI and discussing same with client and legal team.
01/21/25	LJL	0.80	Multiple emails with J. Cosentino, A&M, Osler and others on Goodmans team re: revised issues list and sharing with Tridel for meeting on January 22; emails re: scheduling of call on CCDC SC's with Tridel.
01/21/25	MCU	0.90	Meeting with B. Empey re: memo; updating memo.
01/21/25	MSD	4.10	Furthering review of responding Affidavits; reviewing material relevant to response; participating in discussion with client; reviewing hotel disclaimer issues; reviewing Onyx issues.
01/21/25	SPS	1.60	Reviewing MI materials; drafting summary of same; correspondence re: same.
01/21/25	TDA	0.40	Correspondence re: file; review of issues lists.
01/22/25	BFE	1.50	[REDACTED]
01/22/25	INA	0.10	Reviewing email from M. Dunn re: status of parks levy appeal, appraiser retainer; email to M. Dunn, M. MacKenzie.
01/22/25	JCC	3.20	Teams call with Gowlings, Tridel/Deltera personnel, Osler personnel and Goodmans Construction Contract Team; preparation of summary notes re: detailed review of Issues List re: CCDC 5B Supplementary Conditions; emails to and from J. Linde re: Bass Subcontractor re: Performance Bond.
01/22/25	JLI	3.60	Circulating note to construction team re: bonding matters; coordinating in-person meetings to be held at Goodmans; speaking with F. Mak re: various case matters; speaking with M. MacKenzie re: weekly lender update; reviewing and providing comments on draft engagement letter to be entered into with JLL.
01/22/25	LJL	2.50	Preparing for and attending conference call with Tridel, Osler and A&M re: CCDC Supplementary Conditions.
01/22/25	MCU	1.00	Meeting with B. Empey re: memo; updating memo.
01/22/25	TDA	0.20	Call with C. Armstrong re: file; review of materials.
01/23/25	BFE	0.30	[REDACTED]
01/23/25	BON	1.40	Attention to [REDACTED] and draft disclaimer; review MI responding record; attend update call with A&M.
01/23/25	CAG	5.40	Attend meeting with A&M/Osler/Tridel re: review of PMSA; attend status update call with A&M re: discussion of transaction and various other case matters; emails re: Apple lease matters.
01/23/25	JCC	0.90	Receipt and review of correspondence from J. Linde re: Performance Bond re: Bass Installation; finalize summary re: outstanding drafting issues to be addressed by Gowlings re: CCDC 5B Supplementary Conditions.
01/23/25	JLI	2.10	Attending to coordination of in-person meetings at Goodmans' offices; preparing

Date	TKID	Hours	Description
			for and attending call with subcontractor, SKYGRiD and bonding agent re: bonding matters and circulating reporting note to client re: same; attending update call with A&M; speaking with F. Mak re: bonding matters; finalizing disclaimer notice and circulating to broader working group for consideration.
01/23/25	MCU	0.50	Updating memo.
01/23/25	MSD	2.50	Participating in discussion with client re: settlement; furthering review of MI materials and outline of response; reviewing Onyx material to prepare for call.
01/23/25	TDA	6.50	Review of issues list circulated to Tridel; review of revisions to PMSA and RSA; in-person meeting to review and discuss PMSA.
01/24/25	BON	0.90	[REDACTED]
01/24/25	BTE	0.80	Attending teleconference with M. Dunn and R. Drake re: Onyx lien claim.
01/24/25	CAG	1.70	Review and comment on JLL engagement letter; video conference with A&M, Osler and Tridel re: comments on RSA.
01/24/25	JCC	0.20	Receipt and review of correspondence from F. Mak re: Bass Subcontract; receipt and review of correspondence from J. Linde to F. Mak.
01/24/25	JLI	1.10	Further reviewing and revising engagement letter to be entered into with JLL; reviewing and considering internal memorandum re: disclaimer matters; reviewing correspondence re: proposed settlement and related considerations.
01/24/25	JMA	0.80	Reviewing MI's motion record; corresponding with legal team re: meeting to discuss response to same; creating chart to answer MI's questions; reviewing correspondence with client providing update on Onyx; reviewing correspondence to Osler re: update on Mappro claim.
01/24/25	MSD	3.50	Reviewing motion material served by MI and draft response; reviewing discussion re: Onyx and report re: same.
01/24/25	SSA	1.00	All parties call regarding outstanding terms of RSA.
01/24/25	TDA	1.10	All-party call with client, Tridel, counsel, and Osler re: RSA; call with C. Armstrong re: same.
01/25/25	CAG	0.50	[REDACTED]
01/25/25	JLI	0.60	Reviewing correspondence delivered to counsel to certain entities re: recirculation transactions; reviewing A&M invoices for purposes of redacting dockets in connection with fee approvals.
01/26/25	JLI	3.10	Reviewing and considering list of written questions delivered by Mizrahi Inc. to the Receiver; reviewing and considering Mizrahi Inc.'s responding Motion Record and affidavits enclosed therein; preparing note to accounting team re: Goodmans invoice summary; reviewing and updating master legal checklist re: CCAA transition and related matters; preparing forms of each factum to be prepared in connection with CCAA transition hearing.
01/27/25	BTE	3.50	Reviewing MI Payment Motion responding record; attending interoffice conference with M. Dunn, J. Martschenko and S. Stothart re: response to MI Payment motion materials.
01/27/25	CAG	0.10	Emails re: JLL hotel engagement letter.

Date	TKID	Hours	Description
01/27/25	FBK	0.30	E-mails re: insurance matters; telephone call to M. MacKenzie.
01/27/25	JCC	0.30	Receipt and review of emails from F. Kussner; emails to F. Kussner; receipt and review of correspondence from A. Wong; emails to A. Wong.
01/27/25	JLI	6.70	Reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing comments received from Lenders' financial advisor on draft DIP Credit Agreement; addressing comments received on draft Court Orders and circulating note to internal team re: same; attending to various matters re: fee approval documentation; reviewing, revising and providing comments on sections of Eighth Report of the Receiver; completing review of underlying agreements and related materials to assist with same; responding to correspondence re: JLL engagement letter; speaking with M. MacKenzie re: various case matters, including structure of Eighth Report.
01/27/25	JMA	1.00	Meeting with legal team to discuss status of motion against MI and next steps on same; corresponding with counsel for Coco re: MI motion materials and responding to same; corresponding with legal team re: correspondence received from CERIECO [REDACTED]
01/27/25	LJL	0.30	Emails with Osler and J. Cosentino re: discussion of outstanding points on CCDC.
01/27/25	MSD	4.30	Exchanging correspondence with CERIECO; drafting response to MI motion materials; reviewing documents and meeting with team to formulate response to MI issues.
01/27/25	SPS	0.80	Meeting with M. Dunn re: next steps.
01/28/25	BON	0.60	[REDACTED]
01/28/25	BTE	2.40	Attending meeting with CERIECO's counsel [REDACTED] conducting document review re: A&M correspondence with MI.
01/28/25	CAG	1.60	Video conference with CERIECO counsel; video conference with A&M and Osler re: transaction and other case matters; video conference with A&M re: transaction and litigation matters.
01/28/25	JCC	0.70	Teams call with A. Wong, R. Davidge and J. Latham re: key areas of focus re: CCDC 5B Supplementary Conditions; receipt and review of correspondence from S. Sharp; brief review of Osler comments on PMSA.
01/28/25	JLI	4.70	Finalizing review of certain sections of Eighth Report of the Receiver; circulating detailed internal note re: proposed structure of same and related discussion items; circulating updates for Weekly Lender Report to A&M; reviewing updated draft of PMSA; completing detailed review of draft Discharge Order, Initial Order and Transaction Approval Order for purposes of preparing outlines for factums to be filed in connection with transition hearing; attending weekly standing call with Osler, A&M and the Lender's financial advisor; attending update call with A&M; finalizing disclaimer notice re: food & beverage agreements and circulating for comment; reviewing redacted A&M invoices for consistency; preparing list of discussion items re: fee approvals; reviewing precedent sale approval order re: condominium sales and circulating internal note re: same.
01/28/25	JMA	0.20	Reviewing correspondence with client [REDACTED] and

Date	TKID	Hours	Description
			discussing upcoming meeting with legal team.
01/28/25	LJL	0.50	Call with J. Cosentino and Osler re: CCDC and specific points we took back from Tridel call, discussing approach.
01/28/25	MSD	3.50	Discussion with counsel to CERIECO; discussion Osler; discussion with client; reviewing MI motion material and drafting response re: same.
01/28/25	TDA	0.50	Correspondence with internal team re: RSA redraft; review of notes on RSA.
01/29/25	BTE	2.70	Attending meeting with S. Ferguson, F. Mak, A. Sterling and M. Dunn re: response to MI Payment Motion Materials.
01/29/25	CAG	6.20	Revising Omnibus Agreement; emails with M. Cummings re: reviewing Hazelton materials; review/revise updated drafts of PMSA and RSA and emails with T. D'Angelo and internal team re: same; review and comment on disclaimer.
01/29/25	INA	0.20	Emails to S. Ferguson, J. Nevsky, C. Armstrong, J. Linde re: outstanding parks levy appeal, retainer of valuation consultant; reviewing emails from S. Ferguson, J. Nevsky.
01/29/25	JLI	5.80	Reviewing precedent court materials re: CCAA transition and supplementing factum outlines based on same; updating draft Goodmans and A&M fee affidavits; reviewing Motion Record filed by interested party in Mizrahi (128) Hazelton et al. receivership proceedings and reviewing summary prepared by articling student re: same; attending to correspondence re: outside dates contemplated in Term Sheet; drafting Notice of Application re: transition hearing; reviewing underlying materials and agreements to assist with same; updating master legal checklist re: post-SISP transition matters; speaking with M. MacKenzie re: various case matters; circulating note to A&M re: F&B agreement disclaimer notice.
01/29/25	JMA	0.70	[REDACTED] corresponding with legal team re: following up re: CERIECO letters.
01/29/25	MCU	1.80	Reviewing Responding Motion Record of David Berry for references to The One; reviewing Disclaimer Notice.
01/29/25	MSD	4.50	Preparing for and attending client meeting; drafting report; reviewing disclaimer documents.
01/29/25	TDA	3.50	Revising RSA per all-party meeting; circulating same to C. Armstrong; correspondence re: same.
01/30/25	CAG	0.10	Emails re: disclaimer matters.
01/30/25	FBK	0.20	Correspondence to M. MacKenzie.
01/30/25	INA	0.20	Finalizing MPR retainer re: parks levy appeal valuation report; [REDACTED] [REDACTED] reviewing emails from J. Linde, E. Krieger.
01/30/25	JCC	0.30	Review correspondence from F. Kussner to M. MacKenzie; receipt and review of correspondence from A. Wong; receipt and review of correspondence from T. Betts.
01/30/25	JLI	3.10	Circulating note to client re: Motion Record filed by interested party in Mizrahi

Date	TKID	Hours	Description
			(128) Hazelton et al. receivership proceedings; reviewing proposal submitted by consultant and responding to correspondence re: same; reviewing internal comments on draft RSA, PMSA and Omnibus Agreement and incorporating revisions to same; reviewing underlying materials to assist with review; reviewing weekly receivership status update Report prepared by A&M; preparing summary note to internal team re: reconfiguration inquiry from A&M and related issues; circulating note to working group re: Food and Beverage Agreement disclaimer; attending update call with A&M; speaking with T. D'Angelo re: definitive documents.
01/30/25	LJL	0.30	Email from Gowlings with questions on approach to certain sections of CCDC.
01/30/25	TDA	0.60	Review of internal comments on PMSA and RSA; call with J. Linde re: same.
01/31/25	JCC	0.50	Receipt and review of correspondence from A. Wong; email to A. Wong; brief review of Goodmans' comments on PMSA, omnibus and RSA.
01/31/25	JLI	2.70	Attending to correspondence re: planning for Joint Report; updating master legal checklist re: post-SISP transition matters; reviewing and revising Notice of Application re: CCAA Application; further reviewing and revising internal comments on PMSA and Omnibus Agreement; responding to correspondence re: same.
01/31/25	JMA	1.50	[REDACTED] reviewing MI motion materials and Fifth Report to draft same; sending draft affidavit outline to legal team for review.
01/31/25	LJL	0.30	Emails with Osler re: approach to dealing with Tridel's stated concerns on CCDC.
01/31/25	MSD	1.60	Drafting report responding to MI.
01/31/25	TDA	5.00	Review of and comments on RSA and PMSA; circulating same to working group.
02/01/25	FBK	0.30	Receive and review correspondence and documentation from M. MacKenzie re: insurance matters.
02/02/25	JLI	1.90	Reviewing proposed redactions from Goodmans and A&M invoices for purposes of ensuring consistency across same; preparing Notice of Motion re: transaction approval; reviewing underlying materials and agreements to assist with same.
02/02/25	JMA	0.20	Corresponding with legal team re: hearsay issue brought up in MI's notice of motion and approach to same.
02/02/25	MSD	2.20	Reviewing material relevant to MI affidavits and drafting response to same.

Total Fees**\$179,413.50**

Invoice No. 827202
Our File No. XEBN 232285

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February 4, 2025

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
CAG	Armstrong, Chris	23.00	1,070.00	24,610.00
TDA	D'Angelo, Tyler	21.80	910.00	19,838.00
MSD	Dunn, Mark	30.40	1,030.00	31,312.00
FBK	Kussner, Franci	1.00	1,290.00	1,290.00
LJL	Latham, Joseph	8.90	1,375.00	12,237.50
JCC	Cosentino, Joe	13.00	1,170.00	15,210.00
BON	O'Neill, Brendan	9.50	1,400.00	13,300.00
SPS	Stothart, Sarah	4.80	860.00	4,128.00
INA	Andres, Ian	0.60	965.00	579.00
BFE	Empey, Brian F.	5.80	1,350.00	7,830.00
JMA	Martschenko, Julia	6.10	820.00	5,002.00
JLI	Linde, Jennifer	46.00	685.00	31,510.00
BTE	Tee, Brittni	11.50	730.00	8,395.00
SSA	Sarkozi, Samantha	1.00	850.00	850.00
MCU	Cummings, Maddy	5.80	450.00	2,610.00
PKU	Kumari, Parveen	1.00	270.00	270.00
DPS	Word Processing	3.40	130.00	442.00
Total Fees				\$179,413.50

Disbursements

Description	Amount
Copies	125.50
Meetings	238.25
Delivery - Courier	35.22
Total Disbursements	\$398.97

Invoice No. 827202

Our File No. XEBN 232285

February 4, 2025

Total Fees On This Invoice	\$179,413.50
ON HST @ 13.0%	\$23,323.75
Taxable Disbursements	\$398.97
Total Disbursements On This Invoice	\$398.97
ON HST @ 13.0%	\$51.87
Total On This Invoice (CAD)	\$203,188.09
Total On This Invoice (USD)	\$148,327.31

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account Name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004

Transit: 12162

Swift code: TDOMCATTOR

CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3

Beneficiary Account name: Goodmans LLP

Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7

Bank ID (for wire payments): 004 Transit: 12162

USD account: 7359751 Swift code: TDOMCATTOR

Intermediary Bank: Bank of America, New York, NY, USA

ABA: 026009593 Swift code: BOFAUS3NXXX

*Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca***Cheques or Bank draft payable to:** Goodmans LLP**Send to:** Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7*Please enclose remittance copy including invoice #, matter # and amount paid.*

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

GST Registration Number R119422962

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

February 19, 2025

Our File No. XEBN 232285
Invoice No. 827690

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
02/03/25	BTE	0.80	Reviewing MI's request to strike portions of Receiver's Report based on hearsay; corresponding with counsel [REDACTED]
02/03/25	CAG	1.70	Emails with Tridel counsel re: transaction documents; review and comment on initial draft of transaction report and emails with J. Linde re: same.
02/03/25	FBK	0.50	Correspondence to M. MacKenzie re: insurance matters; receive and review correspondence from M. MacKenzie; telephone discussion with M. MacKenzie re: insurance matters.
02/03/25	JCC	0.50	Receipt and review of correspondence from T. Betts; review email from C. Armstrong to T. Betts; review remaining drafting points re: CCDC 5B Supplementary Conditions.
02/03/25	JLI	2.30	Responding to inquiry from litigation team re: Mizrahi Inc. payment matters; reviewing and summarizing notes taken from prior meeting re: payment matters and preparing summary note re: same for litigation team; reviewing and incorporating internal comments received on excerpts of Joint Report; circulating note to A&M re: same; reviewing and revising list of ongoing Goodmans activities for Weekly Lender Update; reviewing comments from A&M on PMSA and RSA.
02/03/25	JMA	0.30	Corresponding with legal team re: hearsay allegations from MI motion records and plan to address same; corresponding with legal team re: MI's response to receiver's memo.
02/03/25	LJL	0.30	Emails re: Gowlings drafting SC edits.
02/03/25	MSD	3.00	Reviewing and revising motion material re: MI payment motion; reviewing relevant documents.

Date	TKID	Hours	Description
02/03/25	TDA	0.10	Correspondence re: file.
02/04/25	CAG	1.20	Video conference with Osler and A&M re: status of transaction and various other case matters; emails with Tridel counsel re: transaction documents; attend status update call with A&M.
02/04/25	JCC	0.50	Receipt and review of correspondence from C. Armstrong; receipt and review of correspondence from T. Betts; continue review of remaining key drafting issues re: Supplementary Conditions re: CCDC 5B
02/04/25	JLI	4.10	Attending weekly standing call with Osler, A&M, and Lenders' financial advisor; attending call with M. MacKenzie for purposes of advancing draft Joint Report; attending update call with A&M; reviewing and considering updated reconfiguration analysis prepared by A&M.
02/04/25	MSD	2.20	Meeting with client; reviewing and revising responding material; exchanging discussion with client re: relevant facts.
02/05/25	BON	0.60	[REDACTED] attention to Hotel Agreement disclaimers.
02/05/25	CAG	1.20	Review and comment on revisions to JLL engagement and interoffice conference with J. Linde re: same; attending to matters re: Hotel Agreement disclaimer [REDACTED] and emails with A&M and internal team re: same.
02/05/25	JCC	0.30	Receipt and review of correspondence from F. Mak; email to F. Mak; receipt and review of executed Hardwall Subcontract.
02/05/25	JLI	3.90	Finalizing disclaimer notices and verifying certain provisions in underlying agreements; reviewing and considering comments received on engagement letter in respect of hotel operator process; responding to correspondence re: same; reviewing and considering correspondence re: CORE dispute; speaking with M. MacKenzie re: various case matters; attending to correspondence re: disclaimer matters, relating to potential settlement with a stakeholder and ongoing litigation with Mizrahi Inc.; preparing draft letter to hotel operator re: upcoming hotel operator selection process and participation in same.
02/05/25	JMA	0.30	Reviewing correspondence from client re: confidentiality of MI's motion materials; disusing same with legal team and conducting review to ensure no confidential material was included; [REDACTED] [REDACTED] reviewing correspondence with Osler [REDACTED]
02/05/25	MSD	1.80	Participating in discussion with Osler, participating in discussion with client; exchanging correspondence with Osler re: gamma claim, drafting response to MI; exchanging correspondence with MI counsel; reviewing Core issues.
02/05/25	SPS	0.90	Drafting answers to questions to Receiver.
02/05/25	TDA	0.10	Update call with C. Armstrong re: file.
02/06/25	AMA	0.40	Discussing research task with B. Tee.
02/06/25	BON	1.70	Attention to hotel disclaimers; attend weekly update call; attention to Mappro litigation matters.
02/06/25	BTE	2.20	Attending interoffice conference with M. Dunn re: [REDACTED] Assigning research [REDACTED]

Date	TKID	Hours	Description
			reviewing MI motion materials and proposing redactions.
02/06/25	CAG	2.30	Review and comment on letter re: hotel selection process; attending to matters re: MI litigation, [REDACTED] hotel disclaimer and emails with A&M and internal team re: same; attend status update call with A&M re: discussion of transaction and other case matters.
02/06/25	JLI	2.90	Attending to correspondence re: disclaimer matters and facilitating issuance of disclaimer notices; reviewing and considering correspondence re: Mizrahi Inc. payment motion; reviewing compiled/redacted Goodmans and A&M invoices for purposes of ensuring consistency through same; reviewing comments received on draft communication to stakeholder re: disclaimer matters; updating service list; attending update call with A&M.
02/06/25	JMA	0.80	Meeting with M. Dunn to discuss draft affidavit [REDACTED] finalizing same and sending outline to counsel [REDACTED] reviewing correspondence with clients and opposing counsel re: case conference with opposing counsel on MI materials; corresponding with legal team [REDACTED] [REDACTED] reviewing timeline of MI events since receivership.
02/06/25	MSD	4.50	Drafting Responding Report; reviewing material relevant to same; attending client meeting; exchanging correspondence.
02/06/25	SPS	1.00	Preparing answers to questions to Receiver; drafting email re: same.
02/07/25	BTE	1.10	Reviewing MI motion materials and proposing redactions.
02/07/25	CAG	4.80	Review/revise updated turns of PMSA, RSA and Omnibus Agreement and video conference with Osler and A&M re: same and further revisions to same and circulating updated drafts for review.
02/07/25	JCC	0.40	Receipt and review of correspondence from S. Sharp; brief review of revised Omnibus Agreement, RSA and PMSA; receipt and review of correspondence from A. Wong; receipt and review of correspondence from F. Mak.
02/07/25	JLI	0.80	Completing preliminary review of updated drafts of PMSA, RSA and Omnibus Agreement.
02/07/25	JMA	0.10	Reviewing correspondence from J. Morse re: issues to discuss at case conference; corresponding with legal team re: proposed redactions to MI motion materials.
02/07/25	LJL	0.50	Multiple emails re: revised documents; emails re: status of SC edits; receipt of revised SC's.
02/07/25	MSD	2.50	Further drafting of response material to MI motion material.
02/07/25	TDA	0.70	Review of Osler comments on PMSA and RSA; all-party call to discuss same.
02/08/25	CAG	0.50	Emails with Osler re: PMSA, revising same and circulating updated drafts of PMSA, RSA and Omnibus Agreement to Tridel counsel.
02/08/25	JCC	1.90	Receipt and review of correspondence from F. Mak; receipt and review of correspondence from T. Betts; begin review of revised Supplementary Conditions re: CCDC 5B; begin review of CCDC 5B Contract and standard form portion; begin review of Schedule -Assumptions and Qualifications.
02/08/25	JLI	2.10	Reviewing updated drafts of PMSA, RSA, License Agreement, Omnibus Agreement and Construction Management Agreement; reviewing comments

Date	TKID	Hours	Description
			received on DIP Credit Agreement and providing responses to same; completing diligence on certain condominium agreements of purchase and sale in connection with reconfiguration matters.
02/08/25	TDA	0.10	Review of revised drafts of agreements.
02/09/25	JLI	2.40	Reviewing and considering law [REDACTED] preparing summary note to internal team re: same; updating legal checklist re: post-SISP transition matters; advancing draft Notice of Motion re: Discharge Order; reviewing underlying materials to assist with same.
02/10/25	BTE	1.40	Reviewing and revising reply materials for MI Payment motion [REDACTED]
02/10/25	INA	0.50	[REDACTED] reviewing emails from F. Mak, J. Linde re: planning approvals, supporting documentation; reviewing correspondence with Dentons; emails to J. Linde.
02/10/25	JCC	0.30	Receipt and review of correspondence from A. Wong; email to A. Wong; receipt and review of correspondence from F. Mak; emails to F. Mak.
02/10/25	JLI	2.10	Updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing correspondence re: Mizrahi Inc. payment motion; reviewing proposed redactions in Mizrahi Inc. Motion Record re: confidential information; reviewing, revising and providing comments on draft Chief Restructuring Officer engagement letter; reviewing inquiry from A&M re: municipal document request and attending to correspondence re: same; updating checklist re: post-SISP transition matters.
02/10/25	JMA	0.30	Corresponding with legal team re: proposed redactions to MI materials and correspondence with client on same; reviewing draft answers on MI's questions and further material required for same.
02/10/25	LJL	0.80	Receipt and review of SC's as revised by Gowlings; reviewing our last version.
02/10/25	MSD	0.80	Correspondence re: confidentiality; reviewing proposed redactions; drafting Report, sending email to MI counsel.
02/10/25	RAK	0.60	Reviewing comments on the Credit Agreement.
02/11/25	AMA	0.80	[REDACTED]
02/11/25	BON	1.10	Attention to reconfiguration analysis and emails/discussions re: same; attend weekly update call with A&M; attention to draw request.
02/11/25	BTE	1.10	Revising redactions to confidential matters; corresponding with R. Gillot re: Gamme claim; reviewing and revising draft responses to MI questions.
02/11/25	CAG	3.40	Review and comment on updated draft of DIP; video conference with A&M/Osler/FAAN re: status of transaction and various other case matters; review and comment on Tridel reconfiguration deck and emails with A&M re: same; attend status update call with A&M re: discussion of various case matters.
02/11/25	DDC	1.20	Reviewing revised DIP Agreement and issues list; correspondence re: same.
02/11/25	FBK	0.30	Telephone discussion with M. MacKenzie re: insurance for Tridel.

Date	TKID	Hours	Description
02/11/25	INA	0.50	Reviewing emails from J. Linde re: Tridel request for site plan and s. 37 documents; reviewing previous correspondence with Dentons; emails to J. Linde; email to K. Sliwa re: request for documents; reviewing emails from K. Sliwa, P. Rimer, M. Bench.
02/11/25	JCC	1.00	Receipt and review of correspondence from T. Betts; receipt and review of revised Supplementary Conditions re: CCDC 5B; email to F. Mak; receipt and review of correspondence from F. Mak; email to and from J. Latham.
02/11/25	JLI	3.10	Attending to correspondence re: municipal document request; attending weekly standing call with Osler, A&M and Lenders' financial advisor; circulating note to A&M re: Weekly Lender Update; further reviewing and considering updated reconfiguration analysis prepared by A&M; speaking with M. MacKenzie re: various case matters; further reviewing and revising Chief Restructuring Officer engagement letter; circulating internal note re: same; attending update call with A&M; reviewing correspondence and materials re: February RFCA funding request.
02/11/25	JMA	0.30	Corresponding with counsel for Coco [REDACTED] [REDACTED] corresponding with client re: settlement terms.
02/11/25	LJL	1.20	Reviewing SC's provided by Gowlings; emails with J. Cosentino and A&M re: corrected version; scheduling call with J. Cosentino re: same.
02/11/25	MSD	5.90	Attending meeting with Osler; attending meeting with client; drafting report responding to Mizrahi Inc. affidavits; attending discussion re: responding material; [REDACTED] reviewing Mizrahi Inc. material and proposed redactions
02/11/25	TDA	0.10	Review of correspondence re: file.
02/12/25	AMA	4.40	[REDACTED]
02/12/25	BON	0.40	Review and comment on CRO engagement letter.
02/12/25	BTE	7.80	Attending interoffice conference with M. Dunn re: responding materials; [REDACTED] [REDACTED] conducting document review re: commission payments for Mertiz loan; reviewing and summarizing Coco objections to CM fee.
02/12/25	CAG	2.50	Video conference C with A&M and Osler re: discussion of outstanding DIP issues; review and comment on CRO engagement letter and interoffice conference with J. Linde re: same; review correspondence re: recirculation transaction and emails with M. Dunn re: same.
02/12/25	JCC	2.80	Receipt and review of correspondence from F. Mak; receipt and review of executed Bass Installation Subcontract #1; Teams call with J. Latham re: review of Supplementary Conditions revised by Gowlings; emails to Osler Construction Contract team and A&M personnel; receipt and review of correspondence from R. Davidge.
02/12/25	JLI	3.90	Attending to correspondence re: RFCA financing request and municipal document request; circulating RFCA Limited Waiver to Osler for review and comment; circulating internal note re: comments on DIP Credit Agreement; attending call with Osler, A&M and Lender's financial advisor re: DIP Credit

Date	TKID	Hours	Description
			Agreement; discussing CRO engagement letter with C. Armstrong and further reviewing and revising same; reviewing and considering correspondence and related materials re: recirculation transactions.
02/12/25	JMA	1.60	Meeting with M. Dunn and B. Tee to discuss responding reporting and affidavits for MI's motion materials; reviewing ELA to respond to MI's claims re: fees under same; [REDACTED] reviewing correspondence with Mappro counsel [REDACTED] corresponding with clients re: CERIECO "recirculation" transactions and discussing investing same with legal team; corresponding with legal team re: supplemental report to fifth report and instructions to review same.
02/12/25	LJL	2.30	Reviewing revised draft SC's; call with J. Cosentino to review same in detail.
02/12/25	MSD	3.60	Reviewing and revising responding Report and responses to MI questions; exchanging discussions re: same with B. Tee and J. Martschenko; reviewing CERIECO documents, Mappro claim; reviewing W. Smith comments on Report.
02/12/25	RAK	1.00	Attending telephone conference regarding Credit Agreement.
02/13/25	AMA	2.50	[REDACTED]
02/13/25	BON	4.40	Attention to Tridel/APS reconfiguration analysis; attention to responses to MI questions to Receiver; attend update call with A&M; attention to emails/discussions with Osler re: reconfiguration.
02/13/25	BTE	2.30	Reviewing documents for Coco objections; reviewing and revising supplementary Receiver's Report.
02/13/25	CAG	2.00	Emails with B. O'Neill re: reconfiguration matters and telephone call with A&M re: same; reviewing reconfiguration analysis; emails with Tridel counsel re: transaction matters; attend status update call with A&M re: discussion of transaction and various other case matters.
02/13/25	JCC	0.60	Receipt and review of correspondence from T. Betts; receipt and review of correspondence from F. Mak; email to F. Mak; email to Osler and A&M personnel; review correspondence from C. Armstrong to T. Betts; continue preparation for Teams call with Osler.
02/13/25	JLI	3.20	Review correspondence re: scheduling of Mizrahi Inc. payment motion; reviewing and considering correspondence with A&M re: reconfiguration matters; updating draft Discharge Order, Initial Order and Transaction Approval Order; reviewing note from litigation team re: Mizrahi Inc. payment motion reply materials; attending update call with A&M; speaking with M. MacKenzie re: various case matters.
02/13/25	JMA	3.50	Reviewing draft Supplemental Fifth Report and revising same; incorporating comments from B. Tee into supplemental report and sending same to M. Dunn for review; [REDACTED] [REDACTED] corresponding with client re: meeting to discuss responding to MI allegations re: construction progress; reviewing updated answers to MI's questions and receiving instructions to answer same.
02/13/25	LJL	0.40	Multiple emails re: call with Osler on SC's.
02/13/25	MSD	2.00	Drafting responding Report; exchanging correspondence with client re: same; drafting email to client.

Date	TKID	Hours	Description
02/13/25	TDA	0.10	Correspondence re: file.
02/14/25	BON	1.60	Conference call with Osler re: reconfiguration matters; reporting email with clients.
02/14/25	CAG	1.30	Attending to matters re: reconfiguration, disclaimers, review and comment on TM License Agreement, prepare draft issues list and emails with A. Berg re: same.
02/14/25	JCC	1.80	Teams call with Osler and A&M personnel re: review of Supplementary Conditions revised by Gowlings; preparation of summary notes; receipt and review of correspondence from J. Nevsky; receipt and review of correspondence from M. De Lellis; receipt and review of correspondence from R. Davidge; email to J. Nevsky and Osler personnel.
02/14/25	JLI	4.40	Reviewing precedent Court materials re: disclaimer matters; further reviewing and revising draft Initial Order, Discharge Order and Transaction Approval Order; reviewing underlying agreements and other materials to assist with same; reviewing and considering correspondence re: reconfiguration matters; updating checklist re: post-SISP transition matters; preparing summary note to internal team re: revised draft Orders and outstanding issues.
02/14/25	JMA	2.40	Meeting with client to discuss MI's construction allegations in motion materials; drafting answers to MI's questions on motion; drafting sections of Supplemental Fifth Report; corresponding with legal team [REDACTED] and letter to commercial list on scheduling motion.
02/14/25	LJL	0.40	Emails re: call with Osler; emails re: Tridel status overall.
02/14/25	MSD	3.00	Attending discussion with F. Mak re: construction issues; drafting and revising responding Report.
02/14/25	TDA	0.10	Review of correspondence re: file.
02/15/25	JLI	1.20	Completing diligence on certain condominium agreements of purchase and sale; preparing form of disclaimer notices in respect of same; further reviewing and considering reconfiguration analysis prepared by A&M.
02/16/25	BTE	0.40	Revising responses to MI's written questions.
02/16/25	JLI	2.20	Reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing underlying agreements and materials to assist with same.
02/16/25	JMA	0.20	Corresponding with client re: meeting with SKYGRiD to discuss construction issues raised in MI's motion materials; corresponding with legal team re: draft answers to MI's questions.
02/16/25	MSD	1.50	Reviewing and revising Supplementary Report, [REDACTED] and related documents.

Total Fees
\$146,349.50

Invoice No. 827690
Our File No. XEBN 232285

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February 19, 2025

Summary of Professional Fees

		Billed Hours	Billed Rate	Billed Amount
TKID	Timekeeper			
BON	O'Neill, Brendan	9.80	1,400.00	13,720.00
LJL	Latham, Joseph	5.90	1,375.00	8,112.50
JCC	Cosentino, Joe	10.10	1,170.00	11,817.00
MSD	Dunn, Mark	30.80	1,030.00	31,724.00
TDA	D'Angelo, Tyler	1.30	910.00	1,183.00
DDC	Dedic, Dan	1.20	1,070.00	1,284.00
CAG	Armstrong, Chris	20.90	1,070.00	22,363.00
FBK	Kussner, Francy	0.80	1,290.00	1,032.00
SPS	Stothart, Sarah	1.90	860.00	1,634.00
INA	Andres, Ian	1.00	965.00	965.00
JMA	Martschenko, Julia	9.80	820.00	8,036.00
BTE	Tee, Brittni	17.10	730.00	12,483.00
JLI	Linde, Jennifer	38.60	685.00	26,441.00
RAK	Kurtzer, Rachel	1.60	820.00	1,312.00
AMA	MacKinnon, Annie	8.10	450.00	3,645.00
DPS	Word Processing	4.60	130.00	598.00
Total Fees				\$146,349.50

Disbursements

Description	Amount
Delivery - Courier	50.10
Copies	71.75
Meetings	707.50
Delivery - Courier	7.66
Total Disbursements	\$837.01

Invoice No. 827690

Our File No. XEBN 232285

February 19, 2025

Total Fees On This Invoice	\$146,349.50
ON HST @ 13.0%	\$19,025.44
Taxable Disbursements	\$837.01
Total Disbursements On This Invoice	\$837.01
ON HST @ 13.0%	\$108.81
Total On This Invoice (CAD)	\$166,320.76

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.



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Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

March 4, 2025

Our File No. XEBN 232285
Invoice No. 828655

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
02/05/25	HOW	0.20	Emails relating to Gamma.
02/07/25	HOW	0.20	Emails to and from Oslers relating to Gamma.
02/15/25	WPXX	1.20	Formatting 1BW - Draft Joint Eighth Report and Pre-Filing Report for J. Linde.
02/17/25	BTE	0.50	Reviewing and revising Supplemental Report.
02/17/25	JCC	1.00	Receipt and review of correspondence from R. Davidge; brief review of comments re: DIP Agreement; receipt and review of correspondence from J. Nevsky
02/17/25	JLI	5.10	Reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing underlying agreements and materials to assist with same; reviewing updated draft DIP Credit Agreement; reviewing and providing comments on draft responses to written questions posed to Receiver in connection with Mizrahi Inc. payment motion; preparing form of Limited Waiver re: RFCA milestones; updating list of ongoing Goodmans activities for Weekly Lender Update.
02/17/25	JMA	1.50	Reviewing and revising Supplemental Report; reviewing correspondence with clients re: draft answers to MI's questions; corresponding with B. Tee re: revisions to Supplemental Report.
02/17/25	LJL	0.40	Multiple emails re: draft DIP; emails with J. Cosentino re: status of SC edits.
02/17/25	MSD	1.10	Reviewing and revising Supplemental Report, [REDACTED] and related documents.
02/17/25	TDA	0.40	Review of DIP Credit Agreement.

Date	TKID	Hours	Description
02/18/25	BON	2.90	Attend weekly update call with Osler and A&M; attention to Aviva matters; attention to draft penthouse disclaimers; attend bi-weekly update call with A&M; attention to CRO engagement letter.
02/18/25	BTE	1.30	[REDACTED] Reviewing and revising supplementary Receiver's Report.
02/18/25	CAG	2.70	Review and comment on RFCA waiver; review and comment on updated version of DIP; attend status update call with A&M and Osler re: discussion of various transaction matters; review and comment on revised version of CRO engagement; review and comment on disclaimers; attend status update call with A&M re: discussion of outstanding Tridel transaction document issues, MI litigation issues, disclaimers and various other case matters.
02/18/25	HOW	1.00	Prepare for and telephone call with R. Gillott of Oslers and Goodmans team.
02/18/25	JCC	2.30	Receipt and review of correspondence from J. Nevsky; receipt and review of correspondence from A. Wong; email to A. Wong; review and revise Discussion Points/Issues List re: Supplementary Conditions re: CCDC 5B; receipt and review of correspondence from R. Davidge; telephone conferences with F. Mak; email to A&M and Osler personnel; receipt and review of correspondence from F. Mak; email to R. Davidge and F. Mak.
02/18/25	JLI	7.60	Attending to correspondence re: disclaimer matters; circulating note to Osler re: RFCA Limited Waiver; reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing underlying agreements and materials to assist with same; attending weekly standing call with Osler, A&M and Lenders' financial advisor; attending update call with A&M; incorporating further comments on engagement letter for Chief Restructuring Officer and circulating same to A&M; reviewing issues list circulated by Tridel re: PMSA and RSA; reviewing and providing comments on draft Supplemental Report to the Fifth Report of the Receiver; reviewing underlying materials to assist with review of same.
02/18/25	JMA	1.80	Corresponding with M. Dunn [REDACTED] corresponding with client re: meeting with SKYGRiD; reviewing and revising Supplemental Report.
02/18/25	LJL	0.50	Multiple emails with A&M and internal team re: issues list for call with Gowlings and Tridel; receipt and review of issues list.
02/18/25	MSD	2.60	Reviewing and revising Supplemental Report [REDACTED] participating in discussion with R. Gillott re: Gamma; participating in discussion with Osler, participating in discussion with client.
02/19/25	BON	1.90	Attention to emails with D. Bish re: Court scheduling matters; attention to draft responses to MI questions to Receiver; attention to draft penthouse unit disclaimers.
02/19/25	BTE	2.10	[REDACTED] drafting aide memoire for case conference.
02/19/25	CAG	2.30	Interoffice conference with A. Berg re: Trademark License Agreement; emails with Osler/internal team; review and comment on responses to MI questions; review and comment on aide memoire for Feb 24 Case Conference.
02/19/25	JCC	1.20	Office conference with J. Latham; email to F. Mak and J. Nevsky; receipt and review of correspondence from J. Nevsky; review comments of CCDC 5B Issues List; preparation for Teams call with Tridel and counsel; receipt and

Date	TKID	Hours	Description
			review of correspondence from M. De Lellis; receipt and review of correspondence from F. Mak.
02/19/25	JLI	6.10	Continuing to review and provide comments on draft Supplemental Report to Fifth Report of the Receiver; reviewing underlying materials to assist with review of same; circulating internal note re: discussion points related to Supplemental Report to Fifth Report; attending to various matters re: fee approvals to be sought in connection with transition hearing; circulating note to A&M re: unit purchaser matters; speaking with M. Mackenzie re: various case matters; reviewing and incorporating comments received on responses to questions posed to the Receiver by Mizrahi Inc.; reviewing comments received on draft disclaimer notices and incorporating same; reviewing updated issues lists re: RSA and PMSA; reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor.
02/19/25	JMA	1.80	Call with M. Dunn re: revisions [REDACTED]; revising same; corresponding with legal team re: draft answers to MI's questions and aide memoire for case conference.
02/19/25	LJL	0.80	Multiple emails re: Tridel issues lists; reviewing SC's for CMA and issues list to prepare for meeting.
02/19/25	MSD	3.90	[REDACTED] drafting and revising aide memoire; reviewing comments on questions.
02/19/25	TDA	0.30	Review of issues lists; correspondence with C. Armstrong re: file.
02/20/25	BON	3.90	Attention to draft aide memoire for case conference; attention to Responses to MI Questions to Receiver; attention to Supplemental Report; attend conference call re: Tridel deal docs; attention to penthouse disclaimer notices; attention to DLP piper letter re: Hyatt disclaimer.
02/20/25	BTE	1.00	Revising and serving aide memoire; [REDACTED]
02/20/25	CAG	6.20	Review and comment on updated issues list re: PMSA and RSA; attend video conference with A&M, Osler and Tridel counsel re: discussion of outstanding issues on Tridel agreements; emails re: Trademark License Agreement issues with A. Berg/Osler/A&M; attending status update call with A&M re: discussion of Tridel transaction and various other case matters; review/consider Hyatt counsel letter and emails with internal team re: same.
02/20/25	FBK	0.20	Telephone call to M. MacKenzie.
02/20/25	JCC	4.10	Teams call with T. Betts, additional Gowlings' lawyers, Tridel/Deltera personnel, Osler lawyers and A&M personnel re: review of Issues List and Supplementary Conditions re: CCDC 5B; preparation of summary notes; receipt and review of correspondence from A. Wong; email to A. Wong; receipt and review of correspondence from T. Betts; receipt and review of correspondence from M. De Lellis; receipt and review of correspondence from R. Davidge and J. Latham re: redraft of various provisions of Supplementary Conditions; continue preparation of revised Supplementary Conditions re: CCDC 5B.
02/20/25	JLI	4.30	Attending to correspondence re: Supplemental Report to Fifth Report of Receiver and incorporating comments received in respect of same; circulating updated draft disclaimer notices re: condominium sale agreements; preparing draft note to be sent to Lenders re: disclaimer matters and responding to

Date	TKID	Hours	Description
			correspondence from A&M re: same; reviewing draft aide memoire prepared in connection with case conference re: MI Payment Motion and Receiver's Cross-Motion; reviewing draft Affidavit to be served in connection with A&M's delivery of reply materials in MI Payment Motion; speaking with E. Krieger re: disclaimer logistics; attending update call with A&M; finalizing disclaimer notices and circulating same to A&M.
02/20/25	JMA	0.40	[REDACTED] corresponding with legal team re: aide memoire for motion; corresponding with counsel for Core re: claim and new potential claim from Hyatt.
02/20/25	LJL	4.20	Preparing for and attending meeting with Tridel, Gowlings, Osler and A&M to do walk through of issues list on CMA amendments; emails with Osler and J. Cosentino to schedule call for drafting changes; multiple emails with A&M and others to schedule follow up meetings; attending conference call with Osler and J. Cosentino re: drafting of CMA amendments.
02/20/25	MSD	3.50	Reviewing Hyatt correspondence and considering disclaimer issues; exchanging correspondence re: same, finalizing and serving aide memoire for case conference re: MI motion; discussing with L. Fuerst; furthering review of payment documents and revisions to motion material re: MI motion.
02/20/25	SPS	1.30	Reviewing and revising answers to Mizrahi questions; reviewing Hyatt correspondence.
02/20/25	TDA	3.50	Attending all-party call re: finalizing definitive agreements.
02/21/25	ATR	1.20	Reviewing materials in preparation for meeting regarding license agreement, participation in call regarding license agreement, correspondence with C. Armstrong.
02/21/25	BON	4.10	Attention to discussions re: DLA Piper letter re: Hyatt disclaimer; attend c/c with H. Chaiton and J. Nevsky re: general status and penthouse disclaimers; review Mizrahi aide memoire for 2/24 case conference; attention to penthouse disclaimers; attention to discussions re: DLA/Hyatt disclaimer objection; attention to disclaimer materials from Hazelton receivership; attend update call with Osler and A&M.
02/21/25	BTE	2.20	Attending teleconference with A&M and SkyGrid re: T. Hallam affidavit; [REDACTED]
02/21/25	CAG	1.90	Attend status update call with A&M/Osler/FAAN re: discussion of outstanding Tridel transaction matters; video conference with Osler, A&M, Tridel and counsel re: License Agreement.
02/21/25	JCC	2.90	Teams call with A. Wong, R. Davidge and J. Latham; receipt and review of correspondence from F. Mak; receipt and review of correspondence from R. Davidge; continue detailed revisions to CCDC 5B Supplementary Conditions.
02/21/25	JLI	3.40	Reviewing aide memoire filed by Mizrahi Inc. in connection with upcoming case conference; reviewing letter received from counsel to Hyatt and considering related internal correspondence; reviewing updated draft Affidavit to be filed with Receiver's reply materials in MI Payment Motion; reviewing issues list re: Trademarks Licence; attending update call with Osler, A&M and Lender's financial advisor; circulating comments on draft CRO Engagement Letter and responding to inquiry re: same; reviewing correspondence from A&M re: budget items; reviewing certain materials filed in connection with receivership

Date	TKID	Hours	Description
			proceedings of Mizrahi (128 Hazelton) Inc. et al.; completing detailed review of CCAA transition checklist and updating same; reviewing additional draft Affidavit to be filed with Receiver's reply materials in Mizrahi Inc. payment motion.
02/21/25	JMA	1.20	Meeting with counsel for Core to discuss outstanding claim; [REDACTED] [REDACTED] reviewing comments on draft affidavit from S. Stothart and incorporating same; sending affidavit to client for review; reviewing letter from counsel for Hyatt re: disclaimer; reviewing aide memoire from opposing counsel.
02/21/25	LJL	1.30	Conference call with Osler and J. Cosentino to review and draft edits to SC's on CMA.
02/21/25	MSD	2.60	Reviewing and revising motion material, discussing with counsel to Coco; reviewing MI aide memoire; discussing with Core; discussing with SKYGRiD re: MI motion materials.
02/21/25	SPS	2.20	[REDACTED]
02/21/25	TDA	0.80	Call with Osler and A&M re: file.
02/22/25	BON	0.50	[REDACTED]
02/22/25	CAG	0.80	Review and comment on draft MI claim responding materials.
02/22/25	JCC	2.90	Continue revisions to Supplementary Conditions re: CCDC 5B Contract re: Deltera; email to R. Davidge.
02/22/25	JLI	7.20	Circulating comments on draft Affidavit to be filed with reply materials in Mizrahi Inc. payment motion; reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing underlying agreements and draft Court orders to assist with same; reviewing Goodmans and A&M invoices for purposes of redacting dockets for privilege and confidentiality.
02/22/25	JMA	0.20	[REDACTED]
02/23/25	BON	2.90	Attention to review of latest versions of Tridel deal documents and Court documents.
02/23/25	CAG	0.20	Emails re: Hyatt matters.
02/23/25	JCC	1.10	Emails to A. Wong, R. Davidge and J. Latham; receipt and review of correspondence from A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from J. Latham; receipt and review of further revised Supplementary Conditions re: CCDC 5B Contract with Deltera re: revisions by Osler.
02/23/25	JLI	4.50	Reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing precedent materials, underlying agreements and draft Court orders to assist with same; circulating updated draft CCAA transition checklist to internal team.
02/23/25	JMA	0.20	Corresponding with legal team re: finalizing Supplemental Report and motion materials.

Date	TKID	Hours	Description
02/23/25	LJL	1.80	Receipt and review of revised SC's from J. Cosentino and R. Davidge; sharing comments on same with Osler and J. Cosentino; receipt and brief review of further revised draft; emails with Osler and J. Cosentino.
02/24/25	ATR	1.00	Reviewing revised trademark license agreement, revising agreement and correspondence to C. Armstrong.
02/24/25	BON	3.30	Attention to hotel disclaimer matters, strategy and discussions with clients re: same; c/c with Osler re: same; prepare for and attend case conference re: MI payment motion matters; attention to draft Supplemental Report and Responses to MI Questions to Receiver.
02/24/25	BTE	6.50	Attending teleconference with A&M and Goodmans' litigation team re: Supplemental Report and responses to MI's questions and revising same; [REDACTED] corresponding with Osler re Supplemental Report and responses to MI's questions; reviewing Hyatt memo.
02/24/25	CAG	5.40	Revising Trademark License Agreement; telephone conversation with A&M re: Hyatt matters; attend all parties status update call re: Tridel transaction; review and comment on updated draft of PMSA and RSA; video conference with Osler re: Hyatt matters; telephone conversation with M. Dunn re: comments on MI motion Supplemental Report; review and comment on updated draft of Omnibus Agreement.
02/24/25	INA	0.10	Reviewing emails from J. Linde, [REDACTED] emails to J. Linde, [REDACTED]
02/24/25	JCC	1.00	Teams call with A&M personnel, Goodmans, Osler, FAAN personnel, Gowlings and Tridel/Deltera personnel; preparation of summary notes; emails to R. Davidge and A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from A. Wong; emails to and from J. Latham; minor further revisions to CCDC 5B Supplementary Conditions; receipt and review of correspondence from J. Latham to Osler and A&M personnel; receipt and review of correspondence from T. Betts; brief review of revised Omnibus Agreement.
02/24/25	JLI	6.90	Reviewing comments received from A&M on draft Supplemental Report to Fifth Report and draft responses to questions posed by Mizrahi Inc.; reviewing Osler comments on updated draft PMSA and RSA and further comments on same; updating CCAA transition checklist; attending to various matters re: fee approvals to be sought in connection with transition hearing; attending status update call with Osler, A&M, Lender's financial advisor and Tridel; reviewing Tridel comments on Omnibus Agreement; speaking with M. Mackenzie re: various case matters; preparing for internal review of draft Initial Order, Discharge Order and Transaction Approval Order; attending call with A&M and litigation team re: reply materials in Mizrahi Inc. motion and comments on same; attending to correspondence re: consultant retainer matters; reviewing, revising and drafting portions of Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing updated versions of Supplemental Report to Fifth Report and responses to questions posed by Mizrahi Inc.; reviewing and considering correspondence re: draft RSA and PMSA; updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing and considering issues list prepared by Osler re: Omnibus Agreement.
02/24/25	JMA	1.80	Corresponding with legal team [REDACTED] meeting with legal team to discuss finalizing Supplemental Report and motion materials and new

Date	TKID	Hours	Description
			Hyatt disclaimer dispute; meeting with clients to discuss revisions to Supplemental Report and answers to MI's questions; corresponding with legal team re: meeting with Osler to discuss Hyatt claim; reviewing summary of case conference.
02/24/25	LJL	1.60	Conference call with A&M, Osler, Tridel and counsel; reviewing SC's and circulating revised draft to Osler and A&M.
02/24/25	MSD	6.70	Reviewing and revising response to MI Payment motion, including Supplemental Report and answers to questions; discussing with client re: same; discussing with C. Armstrong re: motion material; preparing for and attending case conference; discussing with B. O'Neill re: Hyatt disclaimer dispute and related strategy; discussing with Osler re: strategic issues.
02/24/25	SPS	3.60	Reviewing and commenting on draft Supplemental Report to Fifth Report; meeting with M. Dunn, B. Tee and J. Martschenko re: same.
02/24/25	TDA	0.50	All-party touchpoint call; review of documents and issues list.
02/25/25	BON	1.80	[REDACTED] re: MI payment motion; attention to Hyatt disclaimer matters and meeting with litigation team re: same; attend daily update call with A&M.
02/25/25	BTE	0.80	[REDACTED] compiling appendixes for Supplemental Report.
02/25/25	CAG	5.20	Review A. Berg comments on TM License Agreement and circulating to A&M/Osler working team; review updated drafts of PMSA and RSA; video conference with A&M and Osler re: discussion of updated drafts of Tridel transaction documents; status update call with A&M and internal team re: Tridel transaction matters and various other case issues; review/revise Omnibus Agreement and circulating updated draft; emails with A. Merskey re: condo deposit insurance matters.
02/25/25	INA	0.10	[REDACTED]
02/25/25	JCC	1.80	Receipt and review of correspondence from R. Davidge; receipt and review of correspondence from C. Armstrong; receipt and review of correspondence from R. Gillott; review draft of Omnibus Agreement; receipt and review of correspondence from S. Harp; brief review of revised PMSA and RSA; receipt and review of correspondence from M. De Lellis; further revise draft Supplementary Conditions re: CCDC 5B; emails to and from A. Wong.
02/25/25	JLI	6.10	Circulating Goodmans' updates for Weekly Lender Update; updating service list and circulating updated version of same to A&M; reviewing, revising and drafting portions of Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing precedent materials, underlying agreements and draft Court orders to assist with same; attending weekly standing call with Osler, A&M and Lenders' financial advisor; further updating draft Initial Order, Transaction Approval Order and Discharge Order; attending to correspondence re: disclaimer matters; meeting with M. Mackenzie re: advancing Joint Report; speaking with E. Krieger re: various matters; attending call with internal litigation team re: hotel matters; circulating internal note re: property tax matter; attending update call with A&M; reviewing comments received from A&M on affidavit to be filed in connection with delivery of reply materials in Mizrahi Inc. motion; reviewing updated draft budget; reviewing and preparing comments on

Date	TKID	Hours	Description
			draft responding letter to be sent to counsel to Hyatt.
02/25/25	JMA	1.80	Meeting with Osler re: Hyatt disclaimer letter and response to same; [REDACTED] corresponding with legal team re: outstanding tasks to finalize motion materials; corresponding with legal team re: potentially privileged emails in CERIECO matter.
02/25/25	LJL	0.80	Multiple emails with comments on SC's from Osler and A&M; emails with J. Cosentino re: processing of same.
02/25/25	MSD	6.80	Updating meeting with Osler; meeting with Osler litigation team; updating discussion with client; reviewing and revising motion material; reviewing Hyatt issues and reviewing and revising letter to Hyatt.
02/25/25	SPS	6.90	Drafting letter re: Hyatt disclaimer; drafting correspondence re: document collection; teleconference with M. Dunn, B. O'Neill, J. Linde re: Hyatt; teleconference with Osler re: same.
02/26/25	BON	1.30	Attend c/c re: Tridel documents; attention to draft response letter to DLA re: Hyatt disclaimer.
02/26/25	BTE	4.90	Revising Supplemental Report and Responses to MI questions; compiling and organizing appendices for Supplemental Report and Responses to MI questions; [REDACTED]
02/26/25	CAG	1.30	Interoffice conference with J. Linde re: review of updated drafts of transaction orders; review and comment on Hyatt letter.
02/26/25	FBK	0.20	E-mail from J. Cosentino re: insurance matters.
02/26/25	JCC	1.50	Teams call with A. Wong' teams call with Gowlings, Tridel/Deltera personnel, A&M personnel, FAAN personnel and Goodmans personnel; email to T. Betts; preparation of summary notes; emails to and from F. Kussner; receipt and review of correspondence from F. Mak; email to A&M personnel; telephone call with F. Mak re: release of Subkor holdback.
02/26/25	JLI	4.70	Further updating draft Initial Order, Transaction Approval Order and Discharge Order; reviewing underlying agreements and materials to assist with same; attending call with Osler, A&M, Lender's financial advisor and Tridel re: transaction matters; updating CCAA transition checklist; speaking with M. Mackenzie re: various case matters; reviewing Osler comments on updated draft Omnibus Agreement; meeting with C. Armstrong re: updated draft Orders and further reviewing and revising same; coordinating various matters re: fee approvals to be sought in connection with transition hearing; reviewing and considering correspondence re: draft reply materials re: Mizrahi Inc. payment motion; considering additional comments on draft letter to counsel to Hyatt; circulating note to working group re: updated draft Orders and CCAA transition checklist.
02/26/25	JMA	1.50	[REDACTED] reviewing letter to Hyatt re: disclaimer and revisions from legal team re: same; corresponding with legal team re: appendices for Supplemental Report.
02/26/25	LJL	1.50	Reviewing emails re: revised SC's to Gowlings; reviewing revised SC's;

Date	TKID	Hours	Description
			conference call with all hands.
02/26/25	MSD	1.60	Reviewing and revising Hyatt Letter; reviewing and revising MI motion material.
02/26/25	TDA	0.30	All-party call re: file.
02/27/25	BON	0.60	Attention to revised versions of Supplemental Report and Responses to MI Questions.
02/27/25	BON	1.60	Attend c/c with JLL re: Hyatt termination; attention to draft letter to DLA Piper re: Hyatt disclaimer; attention to draft talking points for JLL re: same.
02/27/25	BTE	5.60	Revising Supplemental Report and Responses to MI Questions; Compiling and organizing appendices; Reviewing and excerpting Payment Listings for Appendices; Revising, [REDACTED]
02/27/25	CAG	1.80	Review and comment on response to Hyatt letter; review and comment on RFP summary; circulating updated draft of Omnibus Agreement and TM License to Tridel.
02/27/25	FBK	0.20	E-mails with M. MacKenzie.
02/27/25	JCC	0.80	Brief review of updated Omnibus Agreement; review of standard form portion of draft CCDC 5B Contract; review list of Schedules re: CCDC 5B Contract.
02/27/25	JLI	2.60	Reviewing and considering materials circulated by A&M re: Mizrahi Inc. production matters; compiling precedent materials re: Court-approved deposit return protocol and circulating internal note re: same; reviewing summary of lender feedback on specific RSA and PMSA drafting points; circulating note to A&M re: RFCA waivers; reviewing comments received from Osler on draft reply materials re: Mizrahi Inc. payment motion; reviewing summary note re: Hyatt matters; reviewing further comments received on draft letter to counsel to Hyatt; attending update call with A&M; speaking with E. Krieger re: RFCA matters; preparing and circulating note to corporate clerk re: legal name changes of Debtor entities; reviewing professional fees forecast prepared by A&M; reviewing draft Security Agreement to be appended to Omnibus Agreement and providing comments on same; reviewing updated draft Supplemental Report to Fifth Report and responses to questions posed by Mizrahi Inc.; reviewing appendices to be included in same;
02/27/25	JMA	1.80	Meeting with student to provide instructions on research task or reply to MI's aide memoire; call with M. Dunn re: examination of Coco; reviewing documents received from client on resignation to T. Hallam; incorporating comments from Osler into Supplemental Report and answers to MI's questions; drafting notice of examination for J. Coco; corresponding with legal team re: document collection for Hyatt disclaimer; corresponding with legal team re: finalizing appendices for Supplemental Report.
02/27/25	MSD	5.20	Attending discussion with client re: update; attending further discussion re: revisions to Report and associated appendices; further revising Report; attending discussion with Osler; attending discussion with JLL.
02/27/25	SPS	3.40	Teleconference with JLL, Goodmans and A&M teams re: hotel RFP and Hyatt issues; drafting bullet points re: same; reviewing and revising letter to DLA Piper re: same; correspondence re: same.

Date	TKID	Hours	Description
02/28/25	BTE	4.80	Compiling appendices; revising, finalizing, serving and filing Supplemental Report and Responses to MI Questions.
02/28/25	CAG	1.80	Attend all parties video conference re: outstanding issues on Tridel transaction documents and de-brief call with A&M re: same; review and comment on updated version of RSA/issues list.
02/28/25	FBK	0.50	Attend to insurance matters; telephone discussion with M. MacKenzie (A&M).
02/28/25	JCC	1.20	Teams call with Tridel/Deltera, Gowlings, A&M, Osler, FAAN and Goodmans; preparation of summary notes; receipt and review of correspondence from T. Betts; receipt and review of correspondence from R. Davidge.
02/28/25	JLI	4.90	Reviewing issues lists circulated by Tridel re: RSA and PMSA; attending update call with A&M, Osler, Tridel and Lenders' financial advisor re: transaction matters; attending separate update call with A&M, Osler and Lenders' financial advisor; reviewing further comments received from A&M on Supplemental Report to Fifth Report of Receiver; attending to correspondence re: legal name changes of Debtor entities; reviewing and considering comments received on draft Discharge Order, Transaction Approval Order and Initial Order; preparing responses to same and updating draft Orders accordingly; reviewing updated drafts of RSA and PMSA prepared by Osler and related issues lists; reviewing A&M invoices for purposes of redacting confidential and privileged information; reviewing list of remaining open commercial issues re: transaction matters; reviewing final Supplemental Report to Fifth Report of the Receiver and related materials.
02/28/25	JMA	0.90	Incorporating comments from client into Supplemental Report; call with M. Dunn re: same; finalizing Supplemental Report and written answers to questions.
02/28/25	LJL	0.80	Emails and calls with J. Cosentino re: all hands call; reviewing issues list from Tridel; reviewing emails from Osler and follow up issues list from them; discussion with J. Cosentino re: same.
02/28/25	MSD	2.80	Finalizing and sending Hyatt correspondence; finalizing and serving motion materials re: Mizrahi Inc. motion, including discussions with client and reviewing client emails; reviewing appendices; attending discussion with N. Perfetto; reviewing memorandum to JLL re: procedural issues; reviewing search terms relevant to disclaimer issues.
02/28/25	TDA	0.80	All-party call re: file.
03/01/25	CAG	0.10	Review updated business issues list and emails re: same.
03/01/25	JCC	0.50	Receipt and review of correspondence from J. Nevsky; receipt and review of correspondence from A. Wong; receipt and review of Open Commercial Points List; emails to and from J. Latham; receipt and review of correspondence from C. Armstrong.
03/01/25	JMA	0.20	Reviewing correspondence from client re: appendices to Supplemental Report.
03/01/25	LJL	0.70	Reviewing issues list from Osler and emails with J. Cosentino re: same.
03/02/25	BON	2.60	Attention to MI disclaimers; attention to latest versions of Tridel documents; attention to latest versions of CCAA transition Court documents.
03/02/25	CAG	2.10	Revising RSA; review and comment on updated PMSA and issues list and

Date	TKID	Hours	Description
			emails with working group re: same; review Osler comments on Orders and updated versions of same and emails with working group re: same; review A&M comments on PMSA and emails with Osler re: same.
03/02/25	JLI	2.70	Updating draft Discharge Order, Initial Order and Transaction Approval Order based on further internal comments; preparing draft disclaimer notice re: legacy developer agreements; reviewing underlying agreements to assist with same; reviewing, revising and providing comments on draft Joint Eighth Report of Receiver and Pre-Filing Report of proposed Monitor; reviewing underlying agreements and draft Court orders to assist with same.
03/02/25	JMA	0.30	Corresponding with legal team re: meeting to discuss tasks to be completed prior to motion; corresponding with insolvency team re: disclaiming agreements with MI.
Total Fees			\$263,775.50

Summary of Professional Fees

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
LJL	Latham, Joseph	14.40	1,375.00	19,800.00
MSD	Dunn, Mark	36.80	1,030.00	37,904.00
CAG	Armstrong, Chris	31.80	1,070.00	34,026.00
JCC	Cosentino, Joe	22.30	1,170.00	26,091.00
BON	O'Neill, Brendan	27.40	1,400.00	38,360.00
FBK	Kussner, Francy	1.10	1,290.00	1,419.00
INA	Andres, Ian	0.20	965.00	193.00
SPS	Stothart, Sarah	17.40	860.00	14,964.00
TDA	D'Angelo, Tyler	6.60	910.00	6,006.00
HOW	Wise, Howard	1.40	1,215.00	1,701.00
ATR	Berg, Amalia	2.20	1,155.00	2,541.00
BTE	Tee, Brittni	29.70	730.00	21,681.00
JLI	Linde, Jennifer	66.10	685.00	45,278.50
JMA	Martschenko, Julia	15.40	820.00	12,628.00
DPS	Word Processing	7.90	130.00	1,027.00
WPXX	Overtime, Word Processing	1.20	130.00	156.00
Total Fees			\$263,775.50	

Invoice No. 828655
Our File No. XEBN 232285

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March 4, 2025

Disbursements

Description	Amount
Copies	39.75
Total Disbursements	\$39.75

Total Fees On This Invoice	\$263,775.50
ON HST @ 13.0%	\$34,290.81
Taxable Disbursements	\$39.75
Total Disbursements On This Invoice	\$39.75
ON HST @ 13.0%	\$5.17
Total On This Invoice (CAD)	\$298,111.23
Total On This Invoice (USD)	\$217,621.20

THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

Remittance information:**CAD Electronic Wire Payment or EFT (not e-Transfer):**

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account Name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Bank ID (for EFT payments): 0004
Transit: 12162 Swift code: TDOMCATTOR
CAD account: 0552488

USD Electronic Wire Payment:

Beneficiary Bank: TD Canada Trust, 394 Bay Street, Toronto, ON M5H 2Y3
Beneficiary Account name: Goodmans LLP
Beneficiary Address: 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Bank ID (for wire payments): 004 Transit: 12162
USD account: 7359751 Swift code: TDOMCATTOR
Intermediary Bank: Bank of America, New York, NY, USA
ABA: 026009593 Swift code: BOFAUS3NXXX

Email payment details, including invoice #, matter # and amount paid, to: collections@goodmans.ca

Cheques or Bank draft payable to: Goodmans LLP

Send to: Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, Ontario M5H 2S7
Please enclose remittance copy including invoice #, matter # and amount paid.

Important Note on Wire Fraud - You or another party will never receive revised instructions from us regarding the transfer of funds to our accounts. If you receive any communication advising you of any purported changes in wire instructions that appear to come from us, you should contact us immediately by phone using a firm phone number consistent with those posted on www.Goodmans.ca.

Alvarez & Marsal Canada ULC
2900 South Tower, Royal Bank Plaza
200 Bay St
PO Box 22
Toronto, ON M5J 2J1
Canada

March 20, 2025

Our File No. XEBN 232285
Invoice No. 829334

Attention: Joshua Nevsky

Re: The One (One Bloor St W)

To our professional services rendered in connection with the above noted matter:

Date	TKID	Hours	Description
02/19/25	ATR	0.60	Considering comments from C. Armstrong and proposed Trademark License Agreement.
02/19/25	ATR	0.70	Discussion with C. Armstrong regarding proposed Trademark License Agreement, reviewing term sheet, considering e-mail correspondence.
02/20/25	ATR	0.50	Reviewing issues list, correspondence with working group regarding trademark license.
02/25/25	ATR	0.20	Correspondence with C. Armstrong, considering issues list pertaining to Omnibus Agreement.
03/03/25	ATR	0.60	Considering correspondence from T. Bortolin, reporting to C Armstrong and providing comments, further correspondence with C. Armstrong and K. Moffat.
03/03/25	BON	2.60	Attention to draft CCAA Order (Initial Order, Receiver's Discharge Order, Transaction Approval Order); attention to latest versions of Tridel documents; attend c/c with Osler re: same; attention to Deposit Return Protocol matters.
03/03/25	BTE	1.70	Attending interoffice conference with M. Dunn, J. Martschenko and S. Stothart re: next steps in MI payment motion; corresponding with A&M document team re: uploading additional documents to Relativity and conducting additional searches.
03/03/25	CAG	3.60	Attend status update call with A&M and Osler re: discussion of Tridel transaction documents/orders; review updated versions or PMSA/RSA/Orders and circulating to Tridel; attend video conference re: discussion of Tridel business points with lenders, A&M and Osler; review/consider TM License issues and emails with A. Berg re: same.
03/03/25	JCC	0.80	Receipt and review of correspondence from G. Fucile; email to F. Mak; receipt and review of correspondence from C. Armstrong; brief review of revised

Date	TKID	Hours	Description
			PMSA, RSA, Receiver Discharge Order, CCAA Initial Order and Transaction Approval Order; emails to A. Wong; receipt and review of correspondence from A. Wong; office conference with J. Latham; receipt and review of correspondence from J. Nevsky; receipt and review of updated Open Commercial Points List.
03/03/25	JLI	5.80	Circulating note to supplier re: payment matters; reviewing ancillary transaction documents; reviewing precedent materials re: deposit return protocols; speaking with M. Mackenzie re: various case matters; attending weekly standing call with A&M, Osler and Lenders' financial advisor; updating draft Initial Order, Discharge Order and Transaction Approval Order and attending to correspondence re: same; speaking with C. Armstrong re: draft Orders; updating list of ongoing Goodmans activities for Weekly Lender Update; circulating note to working group re: updated draft Orders; attending call re: deposit return protocol matters; drafting portions of Joint Report of the Receiver and proposed Monitor and reviewing underlying materials to assist with same.
03/03/25	JMA	1.70	Meeting with legal team to discuss strategy re: outstanding items to prepare for motion and disclaimer dispute; corresponding with legal team and client re: document review for disclaimer dispute.
03/03/25	LJL	0.40	Multiple emails re: various documents and preparation for in person meeting.
03/03/25	MSD	4.20	Discussing with Osler, discussing with litigation team; reviewing Altus correspondence provided by client; discussing with litigation team re: next steps; [REDACTED]
03/03/25	SPS	2.60	Meeting with M. Dunn, B. Tee and J. Martschenko re: next steps; correspondence re: same; reviewing documents.
03/03/25	TDA	0.10	Review of commercial issues list in advance of Tridel meeting.
03/04/25	ATR	0.20	Considering correspondence from K. Moffat regarding trademark license terms and correspondence to C. Armstrong.
03/04/25	BON	2.30	Attend weekly update call with A&M; attend c/c with DLA Piper re: Hyatt; attend follow-on call with clients re: same; attention to Court scheduling matters.
03/04/25	BTE	5.70	Conducting document review re: communications between J. Coco and the Lenders; drafting chronology re: Unrecorded CERIECO advances; corresponding with document team at A&M re: targeted searches.
03/04/25	CAG	4.80	Emails/telephone call with A&M re: trademark license matters; attend meeting re: Tridel transaction outstanding issues; attend status update call with A&M and internal team re: discussion of Tridel transaction and other case matters.
03/04/25	DDC	1.00	Reviewing and revising Security Agreement re: Tridel agreements; correspondence.
03/04/25	JCC	1.60	Teams call with G. Fucile and J. Daezner (Skygrid) and F. Mak re: OSSA; preparation of summary notes; emails to A. Wong and J. Latham; revise Off-Site Storage Agreement re: Walters Inc.
03/04/25	JLI	3.90	Reviewing correspondence from counsel to former subcontractor re: lien notice matters; further updating list of ongoing Goodmans activities for Weekly Lender Update and circulating same to A&M; drafting portions of Joint Report of the Receiver and proposed Monitor and reviewing underlying materials to assist with same; reviewing comments received on draft Security Agreement and

Date	TKID	Hours	Description
			providing responses to same; speaking with M. Mackenzie re: various case matters; attending update call with A&M.
03/04/25	JMA	0.50	Corresponding with legal team re: timing for cross-examinations and email to opposing counsel on same; corresponding with M. Dunn re: [REDACTED] reviewing research from student re: [REDACTED] corresponding with client re: document search re: hyatt disclaimer.
03/04/25	LJL	1.00	Preparing for business meeting; attending Teams call for a period; emails with J. Cosentino re: same.
03/04/25	MSD	3.50	Discussing with client; discussing with DLA Piper re: Hyatt; reviewing documents relevant to Hyatt; exchanging correspondence with DLA Piper; reviewing [REDACTED] and preparing for cross.
03/05/25	ATR	1.10	E-mails with working group regarding the trademark license, considering correspondence from T. Bortolin, virtual meeting regarding trademark license, correspondence with C. Armstrong regarding same, finalizing response to T. Bortolin.
03/05/25	BON	1.90	Attention to Court scheduling matters; attend c/c with A&M re: Hyatt matters.
03/05/25	CAG	2.70	Review updated drafts of PMSA and RSA and emails with A&M and Osler re: same; video conference with Osler and A. Berg re: trademark license and review and comment on email re: revisions to same; review and comment on revised Omnibus Agreement and emails re: same; emails with J. Latham and J. Cosentino re: CMA matters; emails with Osler re: revisions to Initial Order.
03/05/25	JCC	2.50	Finalize revisions to Off Site Storage Agreement re: Walters; emails to F. Mak, J. Daezner and G. Fucile; receipt and review of correspondence from G. Fucile; receipt and review of correspondence from J. Daezner; receipt and review of correspondence from T. Betts; receipt and review of further revised Supplementary Conditions to CCDC 5B Contract (revised by Deltera); receipt and review of revised Schedule H to CCDC 5B Contract; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from S. Sharp; brief review of revised PMSA and RSA.
03/05/25	JLI	4.70	Drafting portions of Joint Report of the Receiver and proposed Monitor and reviewing underlying materials to assist with same; reviewing updated drafts of RSA and PMSA and related correspondence; attending to correspondence re: fee approval matters; speaking with M. Mackenzie re: various case matters; reviewing comments received on Trademark License Agreement; preparing Continuing Matter Request Form in connection with April 17 hearing; reviewing comments received on draft Initial Order and circulating internal note re: same; updating draft Initial Order; reviewing draft correspondence re: updated draft CMA.
03/05/25	JMA	0.20	Corresponding with legal team re: dates for Tridel report and Hyatt document search; corresponding with opposing counsel re: dates for examinations; reviewing correspondence from counsel for Core re: motion.
03/05/25	LJL	0.40	Emails re: outcome of business meeting March 4.
03/05/25	MSD	3.90	Discussing with J. Nevsky and S. Ferguson re: Hyatt issues, reviewing Core architect issues and correspondence from Core architect; drafting report re: Hyatt issues.

Date	TKID	Hours	Description
03/05/25	SPS	3.60	Drafting Hyatt disclaimer report; teleconference with M. Dunn, B. O'Neill, S. Ferguson and J. Nevsky re: Hyatt issues.
03/06/25	BON	1.30	Attention to Hyatt/JLL matters; attend weekly update call with A&M; attention to CRO matters.
03/06/25	BTE	1.40	Conducting document review [REDACTED] [REDACTED] drafting chronology re: Unrecorded CERIECO advances.
03/06/25	CAG	2.70	Emails with A&M re: trademark license matters; review and comment on Security Agreement; emails re: HCRA matters; attend status update call with A&M re: discussion of Tridel transaction and various other case matters.
03/06/25	DDC	0.40	Reviewing revisions to Tridel Security Agreement; correspondence.
03/06/25	GJA	3.80	Completing research memo [REDACTED]
03/06/25	JCC	1.60	Receipt and review of Omnibus Agreement; receipt and review of correspondence from F. Mak; receipt and review of correspondence from G. Fucile; email to G. Fucile; revise OSSA re: Walters; memo to J. Linde re: Subcontracts and OSSAs; email to R. Hauk (Skygrid lawyer); emails to A. Wong and R. Davidge; review correspondence from C. Armstrong to T. Betts; receipt and review of correspondence from R. Draper; receipt and review of correspondence from A. Wong; receipt and review of correspondence from R. Davidge; receipt and review of Supplementary Conditions re: CCDC 5B revised by Osler; receipt and review of correspondence from M. Giavedoni.
03/06/25	JLI	6.20	Attending to correspondence re: scheduling of April 17 hearing; reviewing updated draft Omnibus Agreement; drafting portions of Joint Report of the Receiver and proposed Monitor and reviewing underlying materials to assist with same; updating checklist re: CCAA transition hearing; reviewing correspondence re: holdback release matters; reviewing and finalizing comments on draft Security Agreement and circulating to working group; circulating internal note re: executed subcontractor agreements; speaking with C. Armstrong re: licence renewal matters; speaking with M. Mackenzie re: Joint Report; attending to correspondence re: name change matters and requesting NUANS reports; circulating internal note re: RFCA matters; attending update call with A&M; reviewing further comments received on draft Security Agreement and attending to correspondence re: same; circulating updated draft of Joint Report to A&M; reviewing updated drafts of RSA and PMSA.
03/06/25	JMA	1.00	[REDACTED] corresponding with legal team re: meeting to strategy for upcoming cross-examinations on MI payment motion; reviewing correspondence from opposing counsel re: objections to rule 39,03 examination and Finnegan affidavit and corresponding with clients re: same; corresponding with relativity team re: documents for review; corresponding with legal team re: draft correspondence to Hyatt's counsel on timing of motion; [REDACTED] [REDACTED]
03/06/25	LJL	2.30	Multiple emails re: business terms agreed to and various drafts from Gowling and Osler; reviewing issues list and detailed review of edits; emails with J. Cosentino and Osler to schedule meeting to discuss revisions.
03/06/25	MSD	3.50	Corresponding re: scheduling and other issues; reviewing and considering objections to procedural issues; drafting motion material; drafting

Date	TKID	Hours	Description
			correspondence re: Hyatt procedural issues; reviewing issues re: cross-examinations.
03/06/25	SPS	1.90	Drafting disclaimer issues report; various correspondence re: next steps.
03/06/25	TDA	0.10	Correspondence re: file.
03/07/25	BON	2.20	Attention to draft correspondence with DLA Piper re: Hyatt; attention to latest version of Tridel deal docs and CCAA transition materials.
03/07/25	CAG	2.40	Emails/telephone call with A&M re: HCRA matters; review and comment on revised PMSA and RSA and emails with A&M and Osler re: same.
03/07/25	JCC	2.50	Teams call with A. Wong, R. Davidge, F. Mak, J. Nevsky and J. Latham re: review of revised CCDC 5B Supplementary Conditions; preparation of summary notes; email to A. Wong re: proposed revisions to Supplementary Conditions; receipt and review of correspondence from F. Mak; receipt and review of Lien Tracker; receipt and review of correspondence from A. Wong; email to Osler and A&M personnel; receipt and review of correspondence from R. Davidge; receipt and review of correspondence from A. Wong to T. Betts re: revised CCDC 5B Supplementary Conditions and Schedule H.
03/07/25	JLI	2.60	Responding to internal correspondence re: hotel matters; reviewing update from A&M re: HCRA matters and applicable legislation; reviewing NUANS reports re: contemplated legal name changes of Debtors and circulating note to working group re: same; preparing form of novation notice re: existing subcontracts entered into with Skygrid; reviewing provisions of underlying subcontracts to assist with same; reviewing updated drafts of RSA and PMSA.
03/07/25	JMA	0.80	Reviewing research from student [REDACTED] [REDACTED] reviewing correspondence with counsel for Core re: motion; corresponding with client re: Hyatt document review progress.
03/07/25	LJL	1.80	Preparing for and attending conference call with Osler and A&M to discuss CMA revisions and turn document; emails to follow up on same; reviewing further mark-up by A. Wong and replying.
03/07/25	MSD	2.30	Preparing for cross-examinations and drafting motion material re: Hyatt.
03/07/25	PKU	0.30	Pulling NUANS for One Bloor West Toronto Group (The One) Inc. to replace Mizrahi Development Group (The One) Inc. and One Bloor West Toronto Commercial (The One) GP Inc. to replace Mizrahi Commercial (The One) GP Inc.
03/07/25	SPS	2.80	Meeting with MI counsel; meeting with M. Dunn re: next steps; various correspondence re: same; drafting disclaimer issues report.
03/08/25	ATR	0.20	Correspondence with C. Armstrong re: Trademark License Agreement.
03/08/25	CAG	1.40	Reviewing revised PMSA and emails re: same; review and comment on TM License and emails with A. Berg, A&M and Osler re: same.
03/08/25	JCC	0.30	Receipt and review of correspondence from S. Sharp; receipt and brief review of revised PMSA and RSA.
03/09/25	JLI	1.50	Preparing for call with corporate clerk re: name change matters; updating list of ongoing Goodmans activities for Weekly Lender Update; reviewing draft settlement materials, including minutes of settlement and releases, and providing

Date	TKID	Hours	Description
			comments on same; reviewing related Court materials and correspondence; completing preliminary review of updates to draft Joint Report of the Receiver and Proposed Monitor.
03/09/25	JMA	0.20	Corresponding with legal team re: proposed settlement documents [REDACTED] and revisions to same.
03/09/25	MSD	2.50	Drafting motion material re: Hyatt issues.
03/09/25	SPS	0.80	Drafting cross examination outline of S. Mizrahi; drafting disclaimer report.
03/09/25	TDA	0.20	Review of revised Tridel transaction documents.
03/09/25	WPXX	1.00	Formatting and revising T1 - Joint Eighth Report of the Receiver and Pre-Filing Report of the Proposed Monitor for J. Linde.
03/10/25	ATR	0.20	Correspondence with C. Armstrong re: Trademark License Agreement, considering e-mail exchanges.
03/10/25	BON	1.60	Attention to Hyatt matters and letter from DLA Piper re: same; attention to draft [REDACTED] settlement documents; attend c/c with JLL; attention to scheduling matters re: MI payment motion.
03/10/25	BTE	2.30	Attending call with counsel for Core architects and drafting email update for client; attending interoffice conference with M. Dunn, S. Stothart and J. Martschenko re: next steps for cross-examinations; reviewing documents for cross-examinations.
03/10/25	CAG	1.50	Revising TM License Agreement and emails with A&M and Osler re: same; review and comment on Hyatt discovery request list and emails with litigation team re: same.
03/10/25	JCC	0.90	Receipt and review of correspondence from T. Betts; receipt and review of correspondence from A. Wong; email to A. Wong; receipt and review of correspondence from G. Fucile; receipt and review of executed Bass Subcontract #2; review Tractel's comments re: OSSA; email to F. Mak.
03/10/25	JLI	3.80	Reviewing, revising and providing comments on updated draft Joint Report of Receiver and proposed Monitor and reviewing underlying materials to assist with same; attending to internal correspondence re: disclaimer matters; reviewing correspondence re: scheduling matters in connection with Mizrahi Inc. payment motion; attending call with P. Kumari re: name change matters; reviewing terms of non-disclosure agreements entered into in connection with SISP and circulating internal note re: same; responding to internal correspondence re: document production matters and compiling related documents; further revising draft settlement documents and attending to correspondence re: same; reviewing and considering draft correspondence re: hotel matters; updating draft disclaimer notice based on internal communications.
03/10/25	JMA	2.00	Meeting with legal team to discuss strategy for disclaimer motion and cross-examinations on MI payment motion; [REDACTED] [REDACTED] corresponding with legal team re: finalizing agreements to be disclaimed; reviewing correspondence from counsel for Hyatt re: document request; corresponding with opposing counsel re: updated dates for MI payment motion steps.

Date	TKID	Hours	Description
03/10/25	LJL	0.40	Multiple emails re: issues with document sent by Gowlings as draft CMA.
03/10/25	MSD	3.30	Discussing with JLL; discussing re: status update; reviewing cross-examination issues; reviewing motion material Hyatt report; reviewing Hyatt correspondence.
03/10/25	PKU	0.30	Attending call with J. Linde on documentation for amending the names of One Bloor West Toronto Group (The One) Inc. to replace Mizrahi Development Group (The One) Inc. and One Bloor West Toronto Commercial (The One) GP Inc. to replace Mizrahi Commercial (The One) GP Inc.
03/10/25	SPS	6.40	Various correspondence re: document collection; correspondence re: MI scheduling; teleconference with JLL, A&M and Goodmans re: Hyatt issues; reviewing Hyatt documents; drafting disclaimer report; drafting MI cross outline; meeting with M. Dunn, J. Martschenko and B. Tee re: same.
03/11/25	BON	2.40	Attention to emails/discussions re: Hyatt production matters; attend weekly update call with Osler and A&M; attention to MI disclaimer matters; attend bi-weekly update call with A&M.
03/11/25	BTE	0.20	Corresponding with M. Dunn and client about potential Core Architect's claim.
03/11/25	CAG	3.70	Emails re: Hyatt disclaimer matters with internal team; attend video conference with A&M and Osler re: discussion of Tridel transaction documents and various other case matters; video conference with Tridel counsel re: comments on orders; video conference with A&M re: discussion of Tridel transaction and other case matters; review correspondence from MI counsel re: APS disclaimer; emails re: property tax matters with internal team.
03/11/25	INA	0.30	Reviewing emails from F. Mak, L. Gigliotti, L. Mustacato, D. Jones re: 2025 property tax assessments, [REDACTED] emails to C. Armstrong, J. Linde; reviewing emails from C. Armstrong.
03/11/25	JCC	0.50	Receipt and review of revised PMSA and RSA; receipt and review of correspondence from F. Mak; receipt and review of G. Fucile re: Tractel.
03/11/25	JLI	8.40	Reviewing law re: disclaimer matters; attending to correspondence re: same; further revising list of Goodmans' activities for Weekly Lender Update and circulating same to A&M; reviewing and updating checklist re: CCAA transition matters and circulating note re: review of same; attending weekly standing call with Osler, A&M and Lenders' financial advisor; reviewing, revising and providing comments on draft Joint Report of Receiver and Proposed Monitor; reviewing underlying materials and definitive transaction agreements to assist with same; attending call with counsel to Tridel re: draft Initial Order, Transaction Approval Order and Omnibus Agreement; reviewing reporting note re: same and cross-referencing against notes taken during call; reviewing letter from counsel to S. Mizrahi re: disclaimer matters; speaking with M. Mackenzie re: Joint Report; attending update call with A&M; reviewing and considering inquiry re: municipal tax matters.
03/11/25	JMA	0.50	Corresponding with legal team re: disclaimers of MI agreements; corresponding with legal team re: Hyatt document collection and plan to review same; reviewing letter from counsel for MI re: opposing disclaimer of APS.
03/11/25	SPS	3.10	Various correspondence re: Hyatt, MI issues; various correspondence re: document review.
03/12/25	AGU	2.50	Researching [REDACTED]

Date	TKID	Hours	Description
			[REDACTED]
03/12/25	BON	1.10	Attention to Hyatt production matters; attention to MI motion matters.
03/12/25	BTE	0.50	Attending interoffice conference with A. Guerra re: [REDACTED] [REDACTED]
03/12/25	CAG	2.80	Considering Hyatt discovery matters and emails re: same; interoffice conference with J. Linde re: review of Tridel transaction/CCAA conversion closing checklist and status of matters; emails with Osler re: Tridel comments on orders; emails with T. D'Angelo re: title registration matters; emails with A&M re: DIP matters.
03/12/25	INA	0.20	Emails to F. Mak re: recommended discussion with Altus, [REDACTED] [REDACTED] reviewing emails from F. Mak, J. Nevsky; email to J. Nevsky.
03/12/25	JCC	1.00	Receipt and review of correspondence from T. Betts; receipt and review of revised Supplementary Conditions re: CCDC 5B; receipt and review of revised Schedule H.
03/12/25	JLI	6.80	Completing detailed review of proposed redactions to Goodmans and A&M dockets; updating same based on developments in receivership proceedings and further internal discussions; reviewing and updating checklist re: CCAA transition, transaction approval and related matters; reviewing correspondence re: Hyatt production matters; meeting with C. Armstrong re: Receiver discharge and CCAA transition matters, including fee approvals and revisions to CCAA transition checklist; speaking with M. Mackenzie re: Joint Report; corresponding with accounting team re: summary of Goodmans fees; reviewing February 2025 cash flow variance report; reviewing draft DIP budget and correspondence from A&M re: sizing of same; reviewing Goodmans invoices for purposes of redacting dockets for privilege and confidentiality.
03/12/25	JMA	0.20	Corresponding with legal team re: document collection and review for Hyatt disclaimer; reviewing correspondence from opposing counsel re: updated dates for MI payment motion.
03/12/25	SPS	3.40	Correspondence re: document collection and Hyatt issues; teleconference with Osler re: same; [REDACTED] reviewing and revising disclaimer report.
03/12/25	TDA	0.20	Correspondence with C. Armstrong re: file.
03/13/25	AGU	0.80	Researching [REDACTED] [REDACTED]
03/13/25	BON	2.30	Attend c/c with A&M re: DIP Budget and hearing matters; attention to draft response to MI re: condo unit disclaimer; attend bi-weekly update call with A&M.
03/13/25	CAG	2.20	Video conference with A&M re: DIP and Tridel transaction/Court approval matters; attend status update call with A&M re: status of various case matters.
03/13/25	JCC	0.30	Receipt and review of correspondence from C. Prophet; receipt and brief review of Initial Order and Omnibus Agreement.
03/13/25	JLI	3.20	Reviewing Goodmans invoices for purposes of redacting dockets for privilege and confidentiality; circulating internal note re: fee approvals and proposed

Date	TKID	Hours	Description
			redactions; reviewing updated billing summary; attending call with A&M re: DIP budget and related matters; speaking with M. Mackenzie re: Joint Report; reviewing correspondence re: Mizrahi Inc. payment motion scheduling matters; attending update call with A&M; attending internal call re: hearing preparation matters; reviewing proposed NDA re: hotel operator process and considering comments re: same; completing preliminary review of comments received on draft Initial Order and Transaction Approval Order.
03/13/25	JMA	0.50	Corresponding with legal team re: dates for MI motion and response to challenge against APS disclaimer; reviewing comments from insolvency team re: [REDACTED] reviewing document search summary from client re: hyatt disclaimer.
03/13/25	SPS	3.10	Various correspondence re: document review and Hyatt issues; teleconference with M. Sheeley re: same; drafting letter to Mizrahi re: disclaimer.
03/14/25	AGU	1.80	Reviewing documents for responsiveness to Hyatt's March 9 production request.
03/14/25	AMA	1.00	Meeting with S. Stothart; B. Tee; J. Martschenko and A. Guerra re: document review.
03/14/25	BON	1.60	Attention to draft response to Morse re: MI disclaimer; attention to [REDACTED] settlement documents; attention to draft global update to NDA parties.
03/14/25	BTE	2.50	Attending interoffice conference with S. Stothart and J. Martschenko re: Hyatt document review; Conducting Hyatt document review.
03/14/25	CAG	2.70	Attending to matters re: Hotel RFP NDA; Mizrahi condo APS disclaimer; [REDACTED] settlement documentation; Omnibus Agreement and other Tridel transaction matters; NDA stakeholder update and reviewing and commenting on/revising various agreements and other documents re: same and numerous emails/telephone conferences with A&M, internal team and Osler re: same.
03/14/25	JCC	0.90	Receipt and review of correspondence from A. Wong; email to A. Wong; receipt and review of correspondence from R. Hauk; receipt and review of correspondence from R. Davidge; continue detailed review of revised Supplementary Conditions re: CCDC 5B.
03/14/25	JLI	4.70	Reviewing draft letter to counsel to S. Mizrahi re: disclaimer matters and providing comments on same; reviewing and revising form of NDA re: hotel operator selection process and circulating note to A&M re: same; preparing draft update re: Tridel transaction and relief being sought at April 17 hearing for circulation to NDA stakeholders; incorporating comments on draft update; circulating internal follow up notes re: outstanding litigation and settlement matters; speaking with M. Mackenzie re: various case matters; reviewing comments on draft settlement documents and incorporating same; reviewing update from A&M re: DIP budget.
03/14/25	JMA	1.00	Meeting with legal team and students to discuss document review for Hyatt; reviewing comments on MI disclaimer letter from legal team.
03/14/25	LJL	0.60	Multiple emails re: concerns with Gowlings draft of CMA; brief review of same; scheduling call to discuss with Osler.
03/14/25	SPS	9.20	Drafting disclaimer report; various correspondence re: Hyatt document requests; meeting with students and B. Tee, J. Martschenko re: same; teleconference with M. Dunn re: same.

Date	TKID	Hours	Description
03/15/25	JMA	0.20	Corresponding with legal team re: draft Hyatt disclaimer report.
03/15/25	SPS	4.60	Drafting disclaimer issues report.
03/16/25	AGU	1.20	Reviewing documents for responsiveness to Hyatt's March 9 production request.
03/16/25	AMA	1.30	Reviewing documents for responsiveness to Hyatt's March 9 production request.
03/16/25	CAG	0.70	Video conference with J. Linde re: review and comment on Tridel revisions to Court Orders.
03/16/25	JLI	5.60	Reviewing comments received on draft Initial Order and Transaction Approval Order; reviewing underlying materials to assist with same; attending call with C. Armstrong re: review of draft Orders and revisions to same; updating draft Orders and circulating note to A&M re: updated versions of same; reviewing, revising and providing comments on updated draft Joint Eighth Report of the Receiver and Pre-Filing Report of Proposed Monitor; reviewing underlying materials and agreements to assist with same.

Total Fees**\$215,123.50****Summary of Professional Fees**

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
BON	O'Neill, Brendan	19.30	1,400.00	27,020.00
JCC	Cosentino, Joe	12.90	1,170.00	15,093.00
ATR	Berg, Amalia	4.30	1,155.00	4,966.50
MSD	Dunn, Mark	23.20	1,030.00	23,896.00
SPS	Stothart, Sarah	41.50	860.00	35,690.00
LJL	Latham, Joseph	6.90	1,375.00	9,487.50
TDA	D'Angelo, Tyler	0.60	910.00	546.00
INA	Andres, Ian	0.50	965.00	482.50
CAG	Armstrong, Chris	31.20	1,070.00	33,384.00
DDC	Dedic, Dan	1.40	1,070.00	1,498.00
JLI	Linde, Jennifer	57.20	685.00	39,182.00
BTE	Tee, Brittni	14.30	730.00	10,439.00
JMA	Martschenko, Julia	8.80	820.00	7,216.00
GJA	James, Griffin	3.80	450.00	1,710.00
AMA	MacKinnon, Annie	2.30	450.00	1,035.00
AGU	Guerra, Alexandra	6.30	450.00	2,835.00
PKU	Kumari, Parveen	0.60	270.00	162.00

Invoice No. 829334
Our File No. XEBN 232285

March 20, 2025

TKID	Timekeeper	Billed Hours	Billed Rate	Billed Amount
DPS	Word Processing	2.70	130.00	351.00
WPXX	Overtime, Word Processing	1.00	130.00	130.00
Total Fees				\$215,123.50

Disbursements

Description	Amount
Nuan - Name Searches	128.60
Copies	42.00
Total Disbursements	\$170.60

Total Fees On This Invoice	\$215,123.50
ON HST @ 13.0%	\$27,966.05
Taxable Disbursements	\$170.60
Total Disbursements On This Invoice	\$170.60
ON HST @ 13.0%	\$22.18
Total On This Invoice (CAD)	\$243,282.33
Total On This Invoice (USD)	\$177,596.10


THIS IS OUR ACCOUNT HEREIN
GOODMANS LLP



E. & O. E.
BON /

This invoice may not reflect all time and disbursements incurred on this matter to date. It is payable upon receipt and in accordance with Section 33 of the Solicitors Act (Ontario), interest may be charged at the rate of 12% per annum on unpaid fees, charges or disbursements calculated one month from the date this invoice is delivered.

THIS IS EXHIBIT "B"
TO THE AFFIDAVIT OF BRENDAN O'NEILL
SWORN BEFORE ME THIS 2ND DAY OF APRIL, 2025



Commissioner for Taking Affidavits

Alvarez & Marsal Canada Inc.
Summary of Goodmans LLP Accounts for the Applicable Period

Date of Account	Billing Period	Fees	Costs	Taxes	Total
November 2, 2023	October 19, 2023 to October 31, 2023	143,174.50	912.64	18,731.33	162,818.47
November 20, 2023	October 31, 2023 to November 15, 2023	91,551.50	-	11,901.70	103,453.20
December 5, 2023	November 16, 2023 to November 30, 2023	115,180.00	2,204.68	15,260.01	132,644.69
December 15, 2023	October 31, 2023 to December 13, 2023	91,922.50	272.10	11,985.30	104,179.90
January 15, 2024	December 14, 2023 to January 15, 2024	202,380.00	49.45	26,315.83	228,745.28
February 1, 2024	January 15, 2024 to January 26, 2024	151,339.00	628.12	19,746.63	171,713.75
February 13, 2024	January 23, 2024 to February 11, 2024	240,545.00	961.10	31,395.79	272,901.89
February 26, 2024	February 02, 2024 to February 25, 2024	444,861.00	2,112.44	58,106.55	505,079.99
March 12, 2024	February 22, 2024 to March 10, 2024	279,669.50	1,228.81	36,516.78	317,415.09
March 25, 2024	March 08, 2024 to March 24, 2024	172,453.00	1,731.81	22,644.03	196,828.84
April 9, 2024	March 25, 2024 to April 07, 2024	145,233.50	103.56	18,893.82	164,230.88
April 25, 2024	April 02, 2024 to April 21, 2024	199,537.00	211.26	25,967.27	225,715.53
May 7, 2024	April 14, 2024 to May 05, 2024	195,524.50	924.50	25,538.37	221,987.37

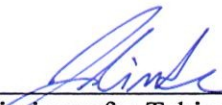
Alvarez & Marsal Canada Inc.
Summary of Goodmans LLP Accounts for the Applicable Period

Date of Account	Billing Period	Fees	Costs	Taxes	Total
May 23, 2024	May 06, 2024 to May 19, 2024	206,720.50	318.68	26,915.09	233,954.27
June 4, 2024	May 07, 2024 to June 02, 2024	280,298.00	664.12	36,506.89	317,469.01
June 21, 2024	June 03, 2024 to June 16, 2024	231,732.00	1,484.02	30,274.01	263,490.03
July 3, 2024	June 05, 2024 to June 28, 2024	123,694.00	3,113.57	16,484.98	143,292.55
July 17, 2024	June 24, 2024 to July 12, 2024	146,655.00	35.45	19,069.76	165,760.21
July 31, 2024	July 15, 2024 to July 27, 2024	102,117.50	3,797.01	13,768.89	119,683.40
August 13, 2024	July 29, 2024 to August 11, 2024	138,304.00	43.89	17,985.23	156,333.12
August 27, 2024	August 12, 2024 to August 25, 2024	125,437.50	2,024.80	16,526.03	143,988.33
September 10, 2024	August 08, 2024 to September 07, 2024	94,659.00	-	12,305.67	106,964.67
September 23, 2024	September 09, 2024 to September 22, 2024	107,467.00	155.46	13,990.92	121,613.38

Alvarez & Marsal Canada Inc.
Summary of Goodmans LLP Accounts for the Applicable Period

Date of Account	Billing Period	Fees	Costs	Taxes	Total
October 9, 2024	September 22, 2024 to October 06, 2024	177,117.50	811.30	23,130.74	201,059.54
October 23, 2024	October 06, 2024 to October 20, 2024	159,541.00	72.25	20,749.72	180,362.97
November 5, 2024	October 07, 2024 to November 03, 2024	127,017.50	7.50	16,513.25	143,538.25
November 19, 2024	October 30, 2024 to November 17, 2024	160,958.00	3,430.85	21,370.55	185,759.40
December 4, 2024	November 18, 2024 to December 01, 2024	115,509.00	890.29	15,131.91	131,531.20
December 18, 2024	November 29, 2024 to December 15, 2024	112,267.00	830.11	14,702.62	127,799.73
January 8, 2025	December 11, 2024 to December 30, 2024	57,282.00	83.50	7,457.52	64,823.02
January 21, 2025	January 02, 2025 to January 19, 2025	173,175.00	515.58	22,579.78	196,270.36
February 4, 2025	January 14, 2025 to February 02, 2025	179,413.50	398.97	23,375.62	203,188.09
February 19, 2025	February 03, 2025 to February 16, 2025	146,349.50	837.01	19,134.25	166,320.76
March 4, 2025	February 05, 2025 to March 02, 2025	263,775.50	39.75	34,295.98	298,111.23
March 20, 2025	February 19, 2025 to March 16, 2025	215,123.50	170.60	27,988.23	243,282.33
TOTAL		5,917,984.50	31,065.18	773,261.05	6,722,310.73

THIS IS EXHIBIT "C"
TO THE AFFIDAVIT OF BRENDAN O'NEILL
SWORN BEFORE ME THIS 2ND DAY OF APRIL, 2025



Commissioner for Taking Affidavits

Alvarez & Marsal Canada Inc.
Summary of Activity by Goodmans LLP Professionals

Professional	Title	Year of Call	Average Hourly Rate	Total Hours
O'Neill, Brendan	Partner	2000	\$1,271.59	708.5
Armstrong, Chris	Partner	2008	\$984.33	1,058.0
Dunn, Mark	Partner	2008	\$971.93	964.7
Cosentino, Joe	Partner	1997	\$1,108.64	397.0
Latham, Joseph	Partner	1991	\$1,286.30	200.9
Wise, Howard	Partner	1985	\$1,129.27	192.9
Stothart, Sarah	Partner	2017	\$831.81	134.6
Cohen, Kirby	Partner	2015	\$801.95	112.0
Kussner, Francy	Partner	1989	\$1,216.50	107.4
D'Angelo, Tyler	Partner	2014	\$870.68	88.2
Andres, Ian	Partner	2007	\$907.09	87.6
Partners < 20 hours	Partner		\$1,080.26	70.5
Linde, Jennifer	Associate	2023	\$600.30	1,776.1
Tee, Brittni	Associate	2022	\$667.86	204.2
Martschenko, Julia	Associate	2020	\$750.13	158.0
Kiss, Jerred	Associate	2023	\$566.68	77.9
Associates < 20 Hours	Associate		\$663.48	74.8
Articling / Summer Students			\$421.05	215.3
Corporate / Law Clerks			\$543.67	59.6
Word Processing / Overtime			\$120.93	156.1
Total Hours				6,844.3

Average Hourly Rate (\$ Fees Billed / Hours Billed)	864.66
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**KEB HANA BANK as trustee of IGIS GLOBAL
PRIVATE PLACEMENT REAL ESTATE FUND
NO. 301 and as trustee of IGIS GLOBAL PRIVATE
PLACEMENT REAL ESTATE FUND NO. 434**

and **MIZRAHI
COMMERCIAL (THE
ONE) LP, et al.**

Court File No. CV-23-00707839-00CL

Applicant

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**
Proceeding commenced at Toronto

AFFIDAVIT OF BRENDAN O'NEILL

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Tel: (416) 979-2211
Fax: (416) 979-1234

Lawyers for the Receiver

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

THE HONOURABLE

)

THURSDAY, THE 17TH

)

JUSTICE OSBORNE

)

DAY OF APRIL

B E T W E E N:

**KEB HANA BANK as trustee of IGIS GLOBAL PRIVATE PLACEMENT REAL
ESTATE FUND NO. 301 and as trustee of IGIS GLOBAL PRIVATE PLACEMENT
REAL ESTATE FUND NO. 434**

Applicant

- and -

**MIZRAHI COMMERCIAL (THE ONE) LP, MIZRAHI DEVELOPMENT GROUP (THE
ONE) INC., and MIZRAHI COMMERCIAL (THE ONE) GP INC.**

Respondents

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

DISCHARGE ORDER

THIS MOTION, made by Alvarez & Marsal Canada Inc. (“**A&M**”), in its capacity as Court-appointed receiver and manager (in such capacity, the “**Receiver**”), without security, of all of the assets, undertakings and properties of Mizrahi Commercial (The One) LP, Mizrahi Development Group (The One) Inc., and Mizrahi Commercial (The One) GP Inc. (collectively, the “**Debtors**”) pursuant to the Order (Appointing Receiver) (the “**Receivership Order**”) of the

Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated October 18, 2023 (the “**Appointment Date**”), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion of the Receiver dated April 4, 2025, and the Joint Eighth Report of the Receiver and Pre-Filing Report of A&M as proposed Monitor dated April 3, 2025 (the “**Joint Report**”), the Affidavit of Stephen Ferguson sworn April 2, 2025 (the “**A&M Fee Affidavit**”), and the Affidavit of Brendan O’Neill sworn April 2, 2025 (the “**Goodmans Fee Affidavit**”), and on hearing the submissions of counsel for the Receiver, counsel for the Applicant and KEB Hana Bank as trustee of IGIS Global Private Placement Real Estate Fund No. 530, counsel to the Tridel Parties, and counsel for the other parties appearing as noted on the counsel slip, no one else appearing for any party although duly served,

DEFINED TERMS AND SERVICE

1. **THIS COURT ORDERS** that, unless otherwise defined herein, capitalized terms used herein shall have the meanings given to them in the Receivership Order, the Joint Report or the Initial Order of the Court of even date herewith made in the *Companies’ Creditors Arrangement Act* (Canada) proceedings in respect of Debtors (the “**CCAA Initial Order**”).

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

DISCHARGE OF RECEIVER

3. **THIS COURT ORDERS** that A&M be and is hereby discharged as Receiver of the Property, provided however that, notwithstanding such discharge, the Receiver shall remain

Receiver for the performance of such incidental matters as may be required to complete the administration of the receivership, including, without limitation, as relates to the Assumed Receivership Liabilities, the Receivership Litigation and the exercise of any contractual or related rights of the Receiver (collectively, the “**Receiver Incidental Matters**”).

4. **THIS COURT ORDERS** that, notwithstanding the discharge of the Receiver, the Receiver and its counsel shall continue to have the benefit of all of the rights, approvals, protections, releases, charges and stays of proceedings in favour of the Receiver and its counsel at law or pursuant to the Receivership Order or any other order made in these proceedings, including in connection with any Receiver Incidental Matters.

RECEIVERSHIP CHARGES

5. **THIS COURT ORDERS** that the Receiver’s Charge and the Receiver’s Borrowings Charge shall survive the discharge of the Receiver as provided by this Order and remain in full force and effect, each with the priority set out in the CCAA Initial Order .

6. **THIS COURT ORDERS** that the Lien Charges (as defined in the Lien Regularization Order of the Court dated March 7, 2024 (the “**LRO**”)) granted pursuant to the LRO prior to the date hereof, as set forth on **Schedule “A”** hereto, shall survive the discharge of the Receiver as provided by this Order and remain in full force and effect (but in all cases subject to the resolution of the related Lien Claims (as defined in the LRO) in accordance with the procedures established pursuant to the Lien Claims Resolution Order of this Court dated August 9, 2024), with the priority set out in the CCAA Initial Order.

7. **THIS COURT ORDERS** that the charge in favour of Royal Bank of Canada granted pursuant to the Order (Reconfiguration and Letters of Credit Arrangement) of the Court dated June 6, 2024 (the “**Reconfiguration and LC Arrangement Order**”) shall survive the discharge of the Receiver as provided by this Order and remain in full force and effect and attached to the RBC Collateral Account and the RBC Collateral (each as defined in the Reconfiguration and LC Arrangement Order), with the priority set out in the CCAA Initial Order.

APPROVAL OF THE RECEIVER’S REPORTS, ACTIVITIES AND FEES

8. **THIS COURT ORDERS** that the Third Report of the Receiver dated June 21, 2024, the First Supplemental Report to the Third Report of the Receiver dated July 11, 2024, the Second Supplemental Report to the Third Report of the Receiver dated August 7, 2024, the Fourth Report of the Receiver dated July 29, 2024, the Fifth Report of the Receiver dated October 11, 2024, the Supplemental Report to the Fifth Report of the Receiver dated February 28, 2025, the Sixth Report of the Receiver dated December 11, 2024, the Seventh Report of the Receiver dated December 20, 2024, and the Joint Report, and the actions, conduct and activities of the Receiver prior to or on the date hereof in relation to the Debtors and these receivership proceedings be and are hereby approved; provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

9. **THIS COURT ORDERS** that the fees and disbursements of the Receiver for the period from on or about the Appointment Date to March 15, 2025, all as set forth in the A&M Fee Affidavit, are hereby approved.

10. **THIS COURT ORDERS** that the fees and disbursements of the Receiver's counsel for the period from on or about the Appointment Date to March 16, 2025, all as set out in the Goodmans Fee Affidavit, are hereby approved.

11. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel for the period after March 15, 2025, and March 16, 2025, respectively, shall be deemed to be the fees and disbursements of A&M, in its capacity as Monitor appointed pursuant to the CCAA Initial Order (in such capacity, the "**Monitor**") and its counsel, approval of which shall be sought in accordance with the CCAA Initial Order.

RELEASE OF RECEIVER

12. **THIS COURT ORDERS** that the Receiver and its directors, officers, employees, affiliates, shareholders, agents, legal counsel and other advisors (collectively, the "**Released Persons**") shall be and hereby are forever discharged and released from any and all liability that the Released Persons now or may hereafter have by reason of, or in any way arising out of, the acts or omissions of the Receiver while acting in its capacity as Receiver (including, without limitation, as relates to any Receiver Incidental Matters) or the within receivership proceedings, whether known or unknown, matured or unmatured, foreseen or unforeseen, save and except for any gross negligence or wilful misconduct on a Released Person's part with respect to that Released Person alone, as determined pursuant to a final order of this Court that is not subject to appeal or other review and all rights to seek any such appeal or other review shall have expired. For greater certainty, the Receiver is released from and shall have no further liability in connection with any Assumed Receivership Liabilities.

13. **THIS COURT ORDERS** that, without in any way limiting paragraph 12 hereof, no action or other proceeding shall be commenced against any Released Person in any way arising from or related to the within receivership proceedings, except with prior leave of this Court on a motion served on not less than twenty (20) days' prior notice to the Receiver and any other applicable Released Person(s) and upon further order securing, as security for costs, the full indemnity costs of the applicable Released Persons in connection with any proposed action or proceeding as the Court hearing the motion for leave to proceed may deem just and appropriate.

UNRESOLVED LIEN CLAIMS

14. **THIS COURT ORDERS** that nothing in paragraphs 12 or 13 hereof shall release the unresolved lien claims specified on **Schedule "A"** hereto (collectively, the "**Unresolved Lien Claims**"), it being understood that the Receiver and the other Released Person(s) shall have no personal or corporate liability for the Unresolved Lien Claims and recourse for the Unresolved Lien Claims shall be limited to the Lien Charges.

UNRESOLVED RECEIVERSHIP CLAIMS

15. **THIS COURT ORDERS** that nothing in paragraphs 12 or 13 hereof shall release the unresolved receivership claims specified on **Schedule "B"** hereto (collectively, the "**Unresolved Receivership Claims**"), it being understood that the Receiver and the other Released Person(s) shall have no personal or corporate liability for the Unresolved Receivership Claims and recourse for the Unresolved Receivership Claims shall be limited to the applicable claim reserve maintained by the Monitor in respect of the Unresolved Receivership Claims.

GENERAL

16. **THIS COURT ORDERS** that the Receiver may from time to time (including following its discharge) apply to this Court for advice and direction with respect to any matter relating to this Order or the Receiver Incidental Matters.

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

18. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. on the date hereof and is enforceable without further need for entry or filing.

SCHEDULE “A”**UNRESOLVED LIEN CLAIMS**

Unresolved Lien Claims		
#	Lien Claimant	Lien Notice
1.	Cult Iron Works Limited	Lien Notice deemed to have been delivered by Cult Iron Works Limited as of December 1, 2023
2.	Mizrahi Inc.	Lien Notice dated April 26, 2024, delivered by Mizrahi Inc.
3.	Gamma Windows and Walls International Inc.	Lien Notices dated May 30, 2024, and October 16, 2024, delivered by Gamma Windows and Walls International Inc.
4.	Modern Niagara Toronto Inc.	Lien Notice dated October 7, 2024, as amended on October 9, 2024, delivered by Modern Niagara Toronto Inc.
5.	Onyx-Fire Protection Services Inc.	Lien Notices each dated October 9, 2024, delivered by Onyx-Fire Protection Services Inc.

SCHEDULE “B”**UNRESOLVED RECEIVERSHIP CLAIMS**

Unresolved Receivership Claims			
#	Claimant	Overview	Reserve Amount
1.	Mizrahi Inc.	Motion brought by Mizrahi Inc. pursuant to a Notice of Motion dated February 27, 2024, seeking, among other things, an order directing the Receiver to pay Mizrahi Inc. fees and costs for labour and construction management services.	\$10,911,766.25
2.	Gamma Windows and Walls International Inc.	Motion brought by Gamma Windows and Walls International Inc. pursuant to a Notice of Motion dated June 17, 2024, seeking, among other things, an order directing the Receiver to pay Gamma Windows and Walls International Inc. on account of two specified invoices.	\$702,104.26

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

**KEB HANA BANK as trustee of IGIS GLOBAL
 PRIVATE PLACEMENT REAL ESTATE FUND
 NO. 301 and as trustee of IGIS GLOBAL PRIVATE
 PLACEMENT REAL ESTATE FUND NO. 434**

and **MIZRAHI
 COMMERCIAL (THE
 ONE) LP, et al.**

Court File No. CV-23-00707839-00CL

Applicant

Respondents

**ONTARIO
 SUPERIOR COURT OF JUSTICE
 (COMMERCIAL LIST)**
 Proceeding commenced at Toronto

DISCHARGE ORDER

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Lawyers for the Receiver

**KEB HANA BANK as trustee of IGIS GLOBAL
PRIVATE PLACEMENT REAL ESTATE FUND
NO. 301 and as trustee of IGIS GLOBAL PRIVATE
PLACEMENT REAL ESTATE FUND NO. 434**

**MIZRAHI COMMERCIAL
(THE ONE) LP, et al.**

Court File No. CV-23-00707839-00CL

Applicant

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**
Proceeding commenced at Toronto

**MOTION RECORD
(Discharge Order)
(Returnable April 17, 2025)**

GOODMANS LLP

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capacity as Receiver