

COURT FILE NUMBER	1903 - 06817
COURT	COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON
PLAINTIFF	ROYAL BANK OF CANADA
DEFENDANTS	THE COMPLETE MASONRY LTD. 1875329 ALBERTA LTD., BEATTY RENTALS LTD., LILLIAN BEATTY and RICHARD BEATTY
DOCUMENT	FIFTH REPORT OF THE RECEIVER, MNP LTD., DATED OCTOBER 13, 2020
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Dentons Canada LLP Attn: Dean Hitesman 2500 Stantec Tower 10220 – 103 Avenue NW Edmonton, AB T5J 0K4 Phone (780) 423-7284 Fax (780) 423-7276 Solicitors for the Receiver, MNP Ltd.

Introduction and Purpose of the Report

1. MNP Ltd. was appointed Receiver of The Complete Masonry Ltd. ("TCM"), 1875329 Alberta Ltd. ("187") and Beatty Rentals Ltd. ("**Beatty Rentals**") (collectively hereinafter referred to as the "Companies") pursuant to an order (the "**Receivership Order**") dated April 10, 2019 of the Honourable Justice K.G. Nielsen of Court of Queen's Bench of Alberta (the "**Court**").
2. 187 primarily dealt in real estate holdings while TCM provided masonry services and Beatty Rentals dealt in equipment rental services.
3. This is the Receiver's Fifth Report to Court (the "**Fifth Report**") and it should be read in conjunction with the Receiver's First Report to Court dated June 3, 2019 (the "**First Report**"), the Receiver's Second Report to Court dated June 7, 2019 (the "**Second Report**"), the Receiver's Third Report to Court dated June 17, 2019 (the "**Third Report**") and the Receiver's Fourth Report to Court dated July 12, 2020 (the "**Fourth Report**"). Capitalized terms referred to in the Fifth Report are as defined in the First Report, the Second Report, the Third Report and the Fourth Report.
4. The purpose of the Fifth Report is to advise the Court with respect to the following:
 - Activities of the Receiver Since the Fourth Report;
 - Marketing and Proposed Sale of the Commercial Units;
 - Priority Creditors;
 - Interim Statement of Receipts and Disbursements, Proposed Allocation of Costs and Proposed Interim Distribution; and,

- Professional Fees.

5. In preparing the Fifth Report, and making comments herein, the Receiver has been provided with, and has relied upon, certain unaudited, draft and/or internal financial information of the Companies, the Companies books and records, and information from other third-party sources (collectively, the "Information"). The Receiver has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with generally accepted assurance standards or other standards established by the Chartered Professional Accountants of Canada.
6. Materials with respect to this proceeding can be found on the Receiver's website at <https://mnpdebt.ca/en/corporate/engagements/the-compete-masonry-ltd-1875329-alberta-ltd-and-beatty-rentals-ltd>.

Activities of the Receiver

7. As detailed in its Fourth Report, the Receiver engaged Ritchie Brothers Auctioneers ("**Ritchie Bros**") to conduct an auction of the TCM Equipment located in Grande Prairie, Alberta. The auction took place on July 29, 2019 and the gross proceeds from the sale of the TCM equipment totalled \$106,335.
8. Included in the above total was equipment that belonged to Blue Chip Leasing Corporation ("**Blue Chip**"), secured by way of a lease agreement. The Receiver reviewed the claim of Blue Chip and determined it had a valid and enforceable first position secured interest in the Blue Chip equipment. Blue Chip instructed Ritchie Bros to auction its equipment along with the remainder of the TCM equipment. A total of \$7,177.50 was paid to Blue Chip from the proceeds of sale directly by Ritchie Bros. Blue Chip was advised by the Receiver that there were competing claims from CRA and WCB with respect to the Blue Chip equipment and that the Receiver was making no opinion with respect to the priority of the competing claims.
9. The balance of the auction proceeds received by the Receiver totaled \$79,589.80, which was received on August 16, 2019 (the "**TCM Auction Proceeds**") and is broken down as follows:

Gross Auction Proceeds	106,335.00
Less:	
Commission	- 19,148.75
GST	- 418.95
Blue Chip Leasing	- 7,177.50
Net Auction Proceeds	\$ 79,589.80

10. In addition to the TCM Auction Proceeds, on August 20, 2020 the Receiver received a cheque in the sum of \$45,101.30 representing excess sales proceeds available from the sale of TCM equipment, which was seized by Wells Fargo Equipment Finance Company ("**Wells Fargo**") prior to the date of Receivership. Wells Fargo seized the equipment in or around October 2018 but was unable to locate the equipment for a significant period of time.
11. The Receiver has continued to work with a commercial realtor in respect of the sale of the commercial condominium units (defined and discussed in detail in the following section of the Fifth Report) and has also continued to:
 - a. Maintain insurance as required in respect of the commercial units;
 - b. Maintain utilities in respect of the commercial units; and,
 - c. Managed tenant issues and rental proceeds in respect of the commercial units.

Marketing and Proposed Sale of 187 Condo Units

12. As of the date of Receivership, 187 held title to six commercial units in an industrial condominium project located at 10420 – 123 Street in Grande Prairie, Alberta (the "**187 Condo Units**"). Five of the total six commercial units were secured by a mortgage from 187's senior secure lender, Royal Bank of Canada ("**RBC**") ((Units 4, 5, 6, 8 and 9) referred to collectively as the "**Commercial Units**") and the remaining unit (Unit 7) was secured by way of a mortgage from an independent lender, 1055154 Alberta Ltd. (referred to as the "**105 Unit**").
13. For further clarity, the legal descriptions and relevant secured interest of the 187 Condo Units are as follows:

Unit Description	Legal Description	Secured Party
Unit 4	Unit 4, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	Royal Bank of Canada
Unit 5	Unit 5, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	Royal Bank of Canada
Unit 6	Unit 6, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	Royal Bank of Canada
Unit 7	Unit 7, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	1055154 Alberta Ltd.
Unit 8	Unit 8, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	Royal Bank of Canada
Unit 9	Unit 9, Condominium Plan 002-1565, Southwest Section 28, Township 71, Range 6, W6M	Royal Bank of Canada

Condo Association

14. As discussed briefly in the Third Report, the Receiver had and has encountered challenges in respect of gathering books and records in relation to Condominium Corporation 0021565 (the "**Condo Corp**"). Prior to the Receivership, it is understood that Richard Beatty (a director of the Companies and named defendant of the within action) held the position of president of the Condo Corp and managed its financial affairs, including the administration of the Condo Corp's bank account.
15. Based on information that the Receiver has been able to gather from the other owners in respect of the Condo Corp, it has been confirmed that there are minimal to no monies available within the Condo Corp's bank account and no reserve fund in respect of future required repairs required to the condominium structure.
16. During the course of the listing period of the Commercial Units, numerous prospective buyers expressed concern with the lack of available books and records in relation to the Condo Corp and the state of the reserve fund.
17. The Receiver has made efforts to engage the ownership group in discussions with respect to hiring a third-party property manager to take control of the management of the Condo Corp, however, meaningful discussions did not materialize.

18. In September 2020, the mortgagor of the 105 Unit (now the owner as detailed below) had expressed interest in taking on the position of president of the Condo Corp and is in the process of organizing a Condo Corp meeting amongst the owners.

Appraisal, Listing and Offers to Purchase

19. On April 17, 2019 the Receiver enlisted the services of Plant & Associates Appraisal Services Inc. ("**Plant & Associates**") to provide both a Forced Sale Value ("**FSV**") and a Market Value ("**MV**") appraisal of the Commercial Units (the "**Plant Appraisal**"). The Plant Appraisal was received on May 8, 2019.
20. On May 23, 2019 the Receiver circulated a request for listing proposals ("**RFP**") to list the Commercial Units for sale to five commercial realtors in the Grande Prairie, Alberta area. As a result of the RFP, three proposals were submitted to the Receiver.
21. Based on the listing proposals received, the Receiver elected to engage Top Realty Inc. (the "**Realtor**") to list the Commercial Units for sale. The Receiver entered into a listing agreement with the Realtor on July 15, 2019 (the "**Listing Agreement**"). A copy of the Listing Agreement (combined with the relevant agreed upon extensions to the Listing Agreement) is attached as Schedule A to the Confidential Addendum to the Receiver's Fifth Report (the "**Confidential Addendum**").
22. The Realtor is seeking a standard commission of 3% of the gross purchase price in accordance with the Listing Agreement.
23. The Receiver did not become aware of 187's interest in the 105 Unit until on or around June 6, 2019. As such, the Receiver did not include the 105 Unit in the RFP to commercial realtors, nor was it included in units that were appraised within the Plant Appraisal.
24. All of the 187 Units were rented to third parties at the time the Receiver was appointed. The Receiver was not able to source rental contracts in respect of the renters from the books and records of 187, however, it continued to rent the units to the third parties on a month to month basis.
25. The Receiver held a number of discussions with the mortgagor of the 105 Unit in respect of the potential liquidation of the 105 Unit through the Realtor in addition to the Commercial Units. The mortgagor of the 105 Unit agreed to and funded the cost of an appraisal of the 105 Unit by Plant & Associates which was provided to the Receiver on or around August 15, 2019.
26. Ultimately, the mortgagor of the 105 Unit expressed interest in applying to have title to the 105 Unit transferred into its name under a foreclosure process. After review of a second appraisal obtained by the mortgagor, review of the property taxes owing in respect of the 105 Unit and the balance of the mortgage owing in respect of same, the Receiver determined that there was no equity in the 105 Unit for the Receivership Estate. As such, the Receiver consented to an Order for Sale to Plaintiff, which was granted by the Court of Queen's Bench of Alberta on July 16, 2020. A copy of the filed Order for Sale to Plaintiff in respect of the 105 Unit is attached as **Schedule A**.
27. The Commercial Units have been listed with the Realtor for a period of 15 months. During the course of the listing, the Receiver has reduced the list prices of the Commercial Units two times due to the lack of interest shown and lack of offers received.

28. As noted above, concerns with purchasing the Commercial Units due to the state to the Condo Corp have been consistently raised by prospective buyers. In order to try and assign a value to the underfunded reserve, the Receiver commissioned a reserve fund study by Plant & Associates (the "**Reserve Fund Study**"). A copy of the Reserve Fund Study is attached as Schedule F to the Confidential Addendum.
29. During the course of the Listing Agreement, the Receiver has received the following offers to purchase:
- a. One offer to purchase in relation to Unit 8 and Unit 9 in October 2019 which was countered by the Receiver and subsequently rejected by the purchaser;
 - b. One offer to purchase Unit 6 in March 2019 which was countered by the Receiver and subsequently rejected by the purchaser;
 - c. One offer to purchase Unit 8 and Unit 9 in September 2020 which was rejected by the Receiver; and
 - d. One Offer to purchase Unit 6 on August 28, 2020 from 707308 Alberta Ltd. which was accepted by the Receiver following subsequent negotiations, subject to removal of the purchaser's conditions and approval by the Court (the "**Unit 6 Offer**"). A copy of the Unit 6 Offer is attached as Schedule D to the Confidential Addendum.
30. The Unit 6 Offer was conditional upon financing and satisfactory review the of the Reserve Fund Study and inspection of the property. The purchaser waived these conditions on September 24, 2020. Specific details surrounding the proposed sale, including the appraised values, the reductions to listing price and agreed upon sale price are provided in the Confidential Addendum.
31. The Receiver has confirmed with the senior secured lender, RBC, that it supports the acceptance of the Unit 6 Offer.
32. Given the length of exposure to the market, the lack of interest shown, and the concerns with the Condo Corp which have impacted the value of the Commercial Units, the Receiver is of the opinion that the purchase price is reasonable in the circumstances and respectfully requests that the Court approve the Unit 6 Offer.

Priority Creditors

Property Taxes

33. The Receiver paid significant outstanding property tax arrears on the Commercial Units totalling \$71,229.63. The 2020 property taxes totaling \$25,715.78 have been paid and property taxes are current.

Condo Corp Fees

34. As previously noted, there has been no management in place in respect of the Condo Corp which includes the invoicing and collection of condominium fees and operation of the Condo Corp bank account. As such, the Receiver has accrued but not yet paid the condominium fees to the Condo Corp. Based on books and records of 187, the total monthly condominium fees payable (including a calculation of the amount accrued from the Receiver's appointment in April 2019 to September 2020) are provided below:

Unit	Condo Fee (Month)	Number of Months Due	Total Owning to October 2020
Unit 4	\$ 222.16	18	\$ 3,998.88
Unit 5	\$ 222.16	18	\$ 3,998.88
Unit 6	\$ 460.71	18	\$ 8,292.78
Unit 7	\$ 448.74	13	\$ 5,833.62
Unit 8	\$ 218.83	18	\$ 3,938.94
Total			\$ 26,063.10

35. The accrued condominium fees will be paid from the sales proceeds as the Commercial Units sell and once proper controls, including a functioning condo board, has been installed.

CRA

36. Following a trust examination, CRA filed a deemed trust claim in relation to the outstanding payroll source deduction debt in the TCM entity on August 2, 2019 in the sum of \$208,587.45.
37. On the same date, CRA filed a deemed trust claim for outstanding payroll source deductions in the sum of \$7,497.60 in relation to Beatty Rentals.
38. In relation to 187, CRA filed a deemed trust claim on August 2, 2019 in relation to GST in the sum of \$6,865.02.

RBC

39. As noted in the First Report, in respect of the Commercial Units, RBC holds security by way of collateral mortgage registrations as follows:
- a. Condominium Unit 4 and 9 - \$315,000 dated May 5, 2015;
 - b. Condominium Unit 6 - \$206,500 dated July 2, 2015;
 - c. Condominium Unit 8 - \$198,750 dated September 24, 2015
 - d. Condominium Units 4 and 9 - \$66,250 dated September 24, 2015; and,
 - e. Condominium Unit 5 - \$222,000 dated September 29, 2019.
40. RBC registered a GSA on the PPR against all personal and after acquired property of 187 on April 6, 2015.
41. As at March 28, 2019 the total indebtedness owed to RBC from 187 was approximately \$1,306,600. Since that date, a sum of \$150,000 has been distributed to RBC from the Receivership estate from the sale of two residential properties for which 187 held security.
42. The current balance owed to RBC (without consideration for accrued additional interest or costs) is estimated to be \$1,156,000 in respect of the 187 debt.

Interim Statement of Receipts and Disbursements, Proposed Allocation of Costs and Proposed Interim Distribution

43. Attached as **Schedule B** is the Receiver's Interim Statement of Receipts and Disbursements dated October 8, 2020. The Receiver is currently holding a sum of \$142,968.78 in its trust account.

Proposed Allocation of Costs

44. The Receiver has allocated costs to each of the TCM and 187 in view of distributing the assets to the various priority creditors. The realization value for Beatty Rentals was immaterial and therefore the Receiver proposes to retain that amount in the estate to cover general administrative costs of Beatty Rentals (e.g. notices to creditors, administration of CRA and other claims, etc.).
45. The Receiver has allocated its professional fees and the professional fees of its legal counsel as against the assets of TCM and 187. In respect of the allocation, the Receiver notes the following:
- a. The TCM assets exclude the proceeds from Vantage One Leasing Inc. (“**Vantage One**”) as these proceeds have been paid to Vantage One and simply flowed through the estate early within the administration;
 - b. Receiver's fees and the fees of the Receiver's counsel up to and including August 28, 2019 have been applied to the allocation (as the assets of TCM had substantially been liquidated at that time); and,
 - c. Allocation of the professional fees have been allocated on the basis of percentage of total gross receipts.
46. Based on the criteria outlined in paragraph 45, the allocation of costs has resulted in the following:

Entity	Gross Receipts from Assets	% of Total Receipts	Receiver's Fees (incl. GST) to Aug 28, 2019	Legal Fees (incl. GST) to Aug 28, 2019	Subtotal - Available for Distribution
TCM	\$ 123,472.40	21%	\$ 12,300.69	\$ 6,765.33	\$ 104,406.38
187	\$ 474,604.86	79%	\$ 47,281.56	\$ 26,004.67	\$ 401,318.63
Total	\$ 598,077.26	100%	\$ 59,582.25	\$ 32,770.00	\$ 505,725.01

47. In addition to the allocation above, the Receiver has accounted for approximately \$7,500 in additional professional fees for the Receiver and the Receiver's counsel to account for the TCM administrative matters that arose subsequent to August 28, 2019 and to account for the final reporting, court appearance and distribution required to distribute the remaining TCM proceeds.
48. Lastly, the Receiver has made its best efforts to apply the direct disbursements directly to each entity in consideration of net available distribution (as set out in its October 8, 2020 Interim Statement of Receipts and Disbursements).
49. As a result, after application of costs, the Receiver is recommending a distribution to CRA, in accordance with its deemed trust claim over the assets of TCM, as follows:

Subtotal Available for Distribution	\$	104,406.38
<i>Less:</i>		
Accrued Professional Fees ⁽³⁾	-\$	7,500.00
Direct Costs	-\$	14,616.58
Total Available for Distribution ⁽⁴⁾	\$	82,289.80

50. After payment to CRA in accordance with paragraph 49, the remainder of the assets (including the cash proceeds) within the Receivership estate are property of 187.
51. The Receiver is recommending that the proceeds realized from the Beatty Rental's assets in the sum of \$1,380.75 be retained within the estate to cover the administrative costs of the Beatty Rentals estate (e.g. notices to creditors, administration of CRA and other claims, filings with regulatory body, etc.).
52. Based on the proceeds in the estate, the Receiver is recommending a distribution to CRA from the 187 assets in the sum of \$6,865.02 in full and final satisfaction of its deemed trust claim for GST.
53. On the assumption that the Unit 6 Offer closes, the Receiver is recommending an interim distribution to RBC in the sum of \$50,000.

Professional Fees

54. The fees and disbursements of the Receiver (excluding GST) totalled \$87,330.78 as of October 6, 2020. In the Receiver's opinion, the time and disbursements incurred by the Receiver in the course of its duties are fair and reasonable in the circumstances. An Affidavit in respect of the Receiver's fees and disbursements is attached as **Schedule C**.
55. The fees and disbursements of the Receiver's counsel totalled \$77,695.12 as of September 30, 2020. A summary of the fees and disbursements of the Receiver's counsel is attached as **Schedule D**. The Receiver has reviewed the fees and disbursements of its legal counsel and is of the opinion that it is fair and reasonable in the circumstances. Subject to matters of solicitor and client privilege, the accounts of the Receiver's counsel can be made available should an interested party request to review them.

Conclusion

56. The Receiver submits this Fifth Report in support of an Order for the following:
 - Approval of the Receiver's activities as described in the Fifth Report;
 - Authorizing the sale of Unit 6 in accordance with the terms of the Unit 6 Offer outlined in the Confidential Addendum;
 - Authorizing the Receiver's allocation of costs as set out in the Fifth Report;
 - Authorizing a distribution to CRA in the sum of \$82,289.80 in relation to the TCM Equipment;
 - Authorizing a distribution to CRA in the sum of \$6,865.02 in relation to the 187 GST claim;
 - Authorizing a distribution to the Realtor in respect of the 3% commission in accordance with the Unit 6 Offer as described in the Confidential Addendum; and,
 - Authorizing an interim distribution to RBC in the sum of \$50,000.

The Complete Masonry et al. – In Receivership
Receiver's Fifth Report to Court
October 13, 2020

All of which is respectfully submitted this 13th day of October 2020.

MNP Ltd.

In its capacity as Receiver of

The Complete Masonry Ltd., 1875329 Alberta Ltd., and Beatty Rentals Ltd.

And not in its personal capacity

Per:  Karen Aylward, CIRP, Licensed Insolvency Trustee
Vice President

SCHEDULE "A"

Clerk's Stamp

COURT FILE NUMBER 1904 00606
 COURT COURT OF QUEEN'S BENCH OF ALBERTA
 JUDICIAL CENTRE GRANDE PRAIRIE
 PLAINTIFF 1055154 ALBERTA LTD.
 DEFENDANTS 1875329 ALBERTA LTD. and RICHARD BEATTY and LILLIAN BEATTY



DOCUMENT

ORDER FOR SALE TO PLAINTIFF

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

GUREVITCH BURNHAM LAW OFFICE
 9931 – 106 Avenue
 Grande Prairie, Alberta T8V 1J4
 Phone: (780) 539-3710
 Fax: (780) 532-2788
 Attention: Robert J.N. Peters
 File No: 26187 RJNP/eb

CERTIFIED TRUE COPY
 For J/Clerk of the Court

DATE ON WHICH ORDER WAS PRONOUNCED:	JULY 16, 2020
LOCATION WHERE ORDER WAS PRONOUNCED:	GRANDE PRAIRIE, ALBERTA
NAME OF MASTER WHO MADE THIS ORDER:	MASTER L. SMART, Q.C.

UPON the application of the Plaintiff;

AND UPON hearing counsel for the Plaintiff;

AND UPON noting the approval of the form of Order of Counsel for MNP LLP in its capacity as Court appointed Receiver of the Defendant, 1875329 ALBERTA LTD.;

AND UPON no one appearing for the Defendants, Richard Beatty and Lillian Beatty;

- 2 -

IT IS HEREBY ORDERED THAT:

1. In this order the mortgaged lands are the following:

CONDOMINIUM PLAN 0021565
UNIT 7
AND 810 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10420 123 Street, Unit 7, Grande Prairie, AB T8V 8B8.
2. The mortgage described in the Statement of Claim is a valid and enforceable mortgage over the mortgaged lands.
3. The personal guarantees described in the Statement of Claim are valid and enforceable against the Defendants, RICHARD BEATTY and LILLIAN BEATTY as to the amount owing to the Plaintiff according to the terms of the mortgage.
4. The Plaintiff's offer to purchase the mortgaged lands for \$415,000.00 is approved and accepted.
5. The Plaintiff is not required to pay the purchase price into Court but may set off the purchase price against the amount outstanding under the mortgage.
6. The Plaintiff is awarded a declaration of deficiency against the Defendant, 1875329 ALBERTA LTD. and the Defendants RICHARD BEATTY and LILLIAN BEATTY for the amounts set out in clause 7 of this Order.
7. The Plaintiff is awarded judgment against the Defendants RICHARD BEATTY and LILLIAN BEATTY in the sum of \$86,614.99 (as set forth in the calculation of deficiency which is annexed to this order), plus solicitor and client costs on a full indemnity basis as worded in the mortgage, which costs shall be assessed without notice.
8. The Defendants have one (1) month from service of this Order upon it to apply to vary the amount of deficiency or deficiency judgment provided in the paragraph 7 of this Order with respect to any amount not disclosed in the Affidavit of Default served in support of the application for this Order.
9. The Registrar of Land Titles shall cancel the existing certificate of title to the mortgaged lands and issue a new certificate in the name of the Plaintiff:

1055154 Alberta Ltd.
713056 RR 73
County of Grande Prairie No. 1, AB T8W 5H7
(or such other transferee as directed by the Plaintiff's counsel in correspondence sent to the Registrar of Land Titles at the time this Order is submitted for registration) free and

- 3 -

clear from the Plaintiff's mortgage No. 162 186 835; Amending Agreement No. 182 302 559; Bankruptcy Trustee Notification No. 192 236 091 and all subsequent encumbrances but subject to:

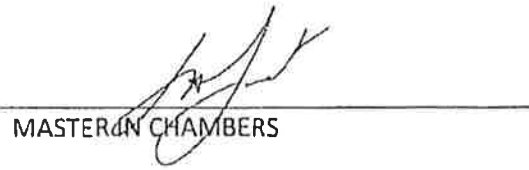
- 1989GB CAVEAT
RE: UTILITY RIGHT OF WAY
CAVEATOR: HER MAJESTY THE QUEEN IN RIGHT OF CANADA
OFFICE OF THE GENERAL SUPERINTENDENT
CANADIAN NATIONAL RAILWAYS
EDMONTON
- 7412NI CAVEAT
RE: AMENDING AGREEMENT
CAVEATOR – HER MAJESTY THE QUEEN IN RIGHT OF CANADA
C/O D.W. PATTERSON
104 EVANS BUILDING
GRANDE PRAIRIE
ALBERTA
RE 1989 GB
- 772 041 642 ZONING REGULATIONS
BY – HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
- 972 324 017 UTILITY RIGHT OF WAY
GRANTEE – ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6

10. If the mortgaged lands are or become vacant then the Plaintiff is entitled to immediate possession. If the mortgaged lands are not vacant then the Defendant(s), any tenants, and any other occupants, shall deliver up to the Plaintiff vacant possession of the mortgaged lands thirty (30) days after service of this Order upon them. Service of this Order may be made on the occupants by posting same on the main entrance door to the mortgaged lands. A Civil Enforcement Agency has authority, thirty (30) days after service of this Order has been effected, to evict any occupant of the mortgaged lands.
11. The requirement for service of documents prior to entry of this Order, set out in Rule 9.35(1)(a), is hereby waived.
12. The Registrar of Land Titles shall comply with this Order forthwith notwithstanding Section 191(1) of the *Land Titles Act*.
13. Service of this Order in this action may be served upon:


DocuSign Envelope ID: 36FA3FDC-2A9D-4F07-B1B8-0A56E3813002

- 4 -

- (a) The Defendant, 1875329 ALBERTA LTD. by delivering a copy of this Order to counsel for MNP LLP in its capacity as Court appointed Receiver of the Defendant, 1875329 ALBERTA LTD. to Dentons Canada LLP via email at: dean.hitesman@dentons.com;
 - (b) The Defendant, RICHARD BEATTY by delivering a copy of this Order via ordinary mail to 7736 – 64 Avenue, County of Grande Prairie No. 1, Alberta T8W 0L4;
 - (c) The Defendant, LILLIAN BEATTY by delivering a copy of this Order via ordinary mail to 7736 – 64 Avenue, County of Grande Prairie No. 1, Alberta T8W 0L4;
 - (d) The Tenant/Occupant by posting a copy of this Order to the main entrance of the subject property located at 10420 123 Street, Unit 7, Grande Prairie, AB T8V 8B8;
 - (e) Subsequent Encumbrances (if any) via ordinary mail to their respective address for service or via fax or email care of their respective solicitor(s).
14. Service of all subsequent documents in this action may be served upon all parties in the manner described above.


MASTER IN CHAMBERS**APPROVED AS TO FORM AND CONTENT:**

DENTONS CANADA LLP

DocuSigned by:

D3DB418C59DF4BF

DEAN HITESMAN
Counsel for MNP LLP in its capacity as
Court appointed Receiver of the Defendant
1875329 Alberta Ltd.

- 5 -

Court File Number: 1904 00606

CALCULATION OF DEFICIENCY JUDGMENT

1.	Principal	\$399,429.73
1(a).	Amounts included in principal other than the amount lent (such as enforcement legal fees already paid by the Plaintiff)	\$nil
2.	Interest at date of Affidavit of Default (owing as at June 1, 2020)	\$20,435.58
3.	Interest at the mortgage rate from the date of the Affidavit of Default (June 1, 2020) to the date of the Order (July 16, 2020) [per diem \$54.72 x 45 days]	\$2,462.40
4.	Property Taxes Paid	\$57,258.55
5.	Occupancy Inspection	\$nil
6.	Property Maintenance Fee	\$nil
7.	Insurance paid	\$nil
8.	NSF Fees paid	\$nil
9.	Prior mortgage arrears paid	\$nil
10.	Condominium Fees To Be Paid	\$16,390.23
11.	Homeowners Association Fees paid	\$nil
12.	Other amounts owing under the mortgage (appraisal fees)	\$5,638.50
	Total due to Plaintiff as at the date Order granted (excluding legal costs)	\$501,614.99
	Less Purchase Price	<u>(\$415,000.00)</u>
	Amount of Deficiency Judgment	\$86,614.99

SCHEDULE "B"

1875329 Alberta Ltd., The Complete Masonry Ltd. and Beatty Rentals Ltd.
Interim Statement of Receipts and Disbursements
For the Period of April 10, 2019 to October 8, 2020

	April 10/19 to Aug 02/19 (\$)	Variance	April 10/19 to October 8/20 (\$)
RECEIPTS:			
BEATTY RENTALS			
Accounts Receivable Collected			1,380.75
Subtotal			1,380.75
TCM			
Accounts Receivable Collected	14,984.04 -	6,003.64	8,980.40
Sale of Equipment (1)	191,304.71 -	76,813.61	114,491.10
Vantage One Leasing Equipment	-	121,914.91	121,914.91
Subtotal	206,288.75	39,097.66	245,386.41
187			
Sale of Real Property	301,770.83	-	301,770.83
Miscellaneous Refunds	237.83	-	237.83
Appraisal Fee (Unit 7)			1,575.00
Rental Income	166,069.21	3,047.89	169,117.10
Interest Allocation	1,904.10	-	1,904.10
Subtotal	469,981.97	3,047.89	474,604.86
TOTAL RECEIPTS:	882,559.47	(161,187.45)	721,372.02
DISBURSEMENTS:			
General			
Filing Fees	70.00	-	70.00
Insurance	12,873.78	-	12,873.78
Receiver's Fees	70,000.00	-	70,000.00
GST charged on Trustee Remuneration	3,500.00	-	3,500.00
GST on Legal Fees	-	1,074.29	1,074.29
Legal Fees	67,194.35	7,848.97	75,043.32
TCM			
Search Fees	35.00	-	35.00
Vantage One Leasing	121,914.01	-	121,914.01
Transportation			7,900.00
GST Paid	4,479.64 -	4,084.64	395.00
187			
Appraisal Fees	2,500.00	3,220.00	5,720.00
Change of locks	46.00	-	46.00
Utilities	11,395.67	1,226.02	12,621.69
Property Tax	71,229.63		97,688.38
GST Remitted	12,367.61	-	12,367.61
GST paid on disbursements exclusive of fees	-	3,081.40	3,081.40
Payments to Secured Creditors	150,000.00	-	150,000.00
Operating Expenses/Maintenance	15,192.76 -	11,120.00	4,072.76
TOTAL DISBURSEMENTS:	542,798.45	35,604.79	578,403.24
Excess of Receipts over Disbursements	\$ 339,761.02	\$ (196,792.24)	\$ 142,968.78

SCHEDULE "C"

COURT FILE NUMBER 1903 - 06817

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS THE COMPLETE MASONRY LTD.
1875329 ALBERTA LTD., BEATTY
RENTALS LTD., LILLIAN BEATTY and
RICHARD BEATTY

DOCUMENT **AFFIDAVIT OF KAREN AYLWARD
DATED OCTOBER 13, 2020**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Dentons Canada LLP
Attn: Dean Hitesman
2500 Stantec Tower
10220 – 103 Avenue NW
Edmonton, AB T5J 0K4
Phone (780) 423-7284
Fax (780) 423-7276
Solicitors for the Receiver, MNP Ltd.

**AFFIDAVIT OF KAREN AYLWARD
Sworn October 13, 2020**

I, Karen Aylward, of the City of Edmonton, in the Province of Alberta, Insolvency Practitioner, MAKE OATH AND SAY THAT:

- 1) I am a vice-president of MNP Ltd. and a Licensed Insolvency Trustee and have been handling the day-to-day administrative work in relation to this engagement and as such, have personal knowledge of the matters herein deposed to except where stated to be based on information and belief in which case I do verily believe same to be true.
- 2) The Receiver's detailed billing covering the period April 4, 2019 to October 6, 2020 is attached as **Exhibit A** to this Affidavit. With regards to the detailed billing:
 - a) In relation to fees, the rates and charges applied are the normal rates and charges of personnel employed by MNP Ltd. The rates and ranges for the period of engagement are as follows:

i)

CLASSIFICATION	HOURLY RATE (\$)
Administrative Staff	165 - 190
Analysts and Consultants	190 - 310
Managers	330 - 450
Partners	495 - 570

- b) Actual out-of-pocket disbursements referred to in **Exhibit A** to this Affidavit total \$123.21 and

represent disbursements paid to third parties.

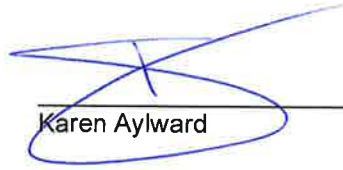
c) Actual out of pocket disbursements does not include amounts paid by the Receiver to staff for travel, lodging and meals or for printing services which totals \$1,454.37.

3) I make this Affidavit in support of the Receiver's application for approval of its fees.

SWORN BEFORE ME at the City of)
Edmonton, in the Province of Alberta,)
This 13th day of October, 2020)

_____)
A Commissioner of Oaths in and for)
The Province of Alberta)

ERIC A. SIRRS
COMMISSIONER OF OATHS
MY COMMISSION EXPIRES NOVEMBER 24, 2022


_____)
Karen Aylward)

The Complete Masonry Ltd. - In Receivership

FEE SUMMARY

Carolina Bautista	2.10	694.00
Eric Sirrs	14.90	8,032.50
Joanna Papierska-Zielinska	0.20	35.10
Karen Aylward	114.50	51,277.00
Kirsten Green	1.10	193.80
Rebecca Namiiro	0.10	17.70
Heather Ursaki	0.20	28.40
Reina Ainsworth	22.10	3,899.10
Sandra Landry	0.60	324.00
Shawn Gander	21.65	5,680.60
Maha Shah	78.00	15,546.60
Matthieu Deschenes	0.20	24.40
	255.65	85,753.20

Total Hours

255.65

TOTAL FEES

85,753.20

DISBURSEMENT SUMMARY

Printing	19.80
Courier & Postage	88.06
Travel	1,389.18
Lodging	23.81
Meals	21.58
Search fee	35.15
	1,577.58

TOTAL DISBURSEMENTS

1,577.58

TOTAL FEES AND DISBURSEMENTS

87,330.78

Less Interim Billings

(70,000.00)

NET FEES AND DISBURSEMENTS

17,330.78

Date	Description	Units	Amount	Notes
04-Apr-2019	Maha Shah	3.50	689.50	Created asset list using PPR search
10-Apr-2019	Karen Aylward	2.00	880.00	review and respond to email from counsel for RBC/ call with and email to S Gander re: possession activities/Calls to and vmail for director/ multiple calls with Shawn re: possession activities and updates. Organize staff and travel
10-Apr-2019	Shawn Gander	4.25	1,105.00	Drive to 54037 Hwy 570, 10420 123 Street, 6945 107A Ave and 8813 83 Ave. Check everything out to the extent possible, take pictures, make notes, get locksmith out to change locks at 10420 123 Street (Unit 6) and send debrief / various calls w/ Karen Aylward.
10-Apr-2019	Maha Shah	1.00	197.00	Compiled and printed documents for site visit
11-Apr-2019	Eric Sirs	0.30	157.50	Emails from end to KA. Email to TD Bank. Email to counsel.
11-Apr-2019	Karen Aylward	8.00	3,520.00	meet with tenants at properties, tour though properties, take possession of assets at acreage, collect books and records, provide update to lender/call with counsel for lender
11-Apr-2019	Reina Ainsworth	0.40	69.60	Set up new website, upload 3 documents.
11-Apr-2019	Maha Shah	13.00	2,561.00	Grand Prairie site visit.
12-Apr-2019	Karen Aylward	0.50	220.00	meeting with RA re: insurance confirmation/meeting with Maha re: tenant contact/email to D Hitesman re: security review,
12-Apr-2019	Karen Aylward	0.50	220.00	emails to dentons/emeting with Maha re: asset tracking
12-Apr-2019	Reina Ainsworth	0.10	17.40	Email HUB to find out current insurance policy.
12-Apr-2019	Reina Ainsworth	0.10	17.40	Phonecall with HUB Insurance.
12-Apr-2019	Reina Ainsworth	0.10	17.40	Save pictures from site.
12-Apr-2019	Maha Shah	0.70	137.90	Contacted tenants to advise them about future rent payments.
15-Apr-2019	Eric Sirs	0.20	105.00	Call with CRA re status of receivership and payroll account.
15-Apr-2019	Karen Aylward	1.20	528.00	emails to HUB insurance. Meeting with Maha re: asset reconciliation/Correspondence with director re: CRA and insurance issues/email to HUB re: condo unit insurance
15-Apr-2019	Maha Shah	3.50	689.50	Updated Asset tracker using inventory notes and insurance policies
15-Apr-2019	Mathieu Deschenes	0.20	24.40	Translating the web posting on MNP Dabl in french.
18-Apr-2019	Karen Aylward	1.00	440.00	review documents, email and phone call with HUB insurance/correspondence with richard Beatty/Email to RBC/meeting with Maha re: asset reconciliation
18-Apr-2019	Reina Ainsworth	0.30	52.20	Three RC 59's and fax over to CRA.
18-Apr-2019	Reina Ainsworth	0.20	34.80	Fax cover and fax over Receivership order to CRA.
17-Apr-2019	Eric Sirs	0.30	157.50	Meeting with KA re insurance policy and real property. Review notice and statement.
17-Apr-2019	Karen Aylward	2.50	1,100.00	correspondence with R Beatty/Correspondence with Hub/Call to and discussions with appraiser to arrange appraisal services/Meeting with M Shah re: RFP for residential real estate listings/source information and draft notice and statement of receiver
17-Apr-2019	Reina Ainsworth	0.10	17.40	Call/email County of GP to obtain current property tax balances.
17-Apr-2019	Reina Ainsworth	1.00	174.00	Creditor merge/google address to complete.
17-Apr-2019	Maha Shah	1.00	197.00	Updated equipment list and called creditors that seized equipment
17-Apr-2019	Maha Shah	0.50	98.50	Called all tenants to request lease agreements
17-Apr-2019	Maha Shah	0.50	98.50	called residential realtors in GP for sale of residential property and empty lot
18-Apr-2019	Karen Aylward	3.00	1,320.00	finalize notice and statement/email to D Hitesman re: insurance issue/correspondence with R Beatty/meeting with M Shah re: RFP and review same/call with S Wanke/draft and send update to secured creditor /review and request adits to RFP
18-Apr-2019	Reina Ainsworth	2.00	348.00	Complete merge info Ascend, Notice & Statement, print, label, affidavit of mailing and fax copy to OSB.
18-Apr-2019	Maha Shah	3.00	591.00	Called realtors in GP. Drafted RFP to send to realtors
18-Apr-2019	Maha Shah	0.50	98.50	called tenants to inform them about appraisal being completed on TCM property
22-Apr-2019	Eric Sirs	0.20	105.00	Meeting with KA re status of real property.
22-Apr-2019	Karen Aylward	0.50	220.00	field calls from realtors/email to Insurer re: claims history/email re: general liability coverage requirement
22-Apr-2019	Reina Ainsworth	0.20	34.80	Mail Forwarding.
22-Apr-2019	Shawn Gander	0.80	156.00	Drive out to 8945 107A Ave to verify whether there's a house, take pictures, and send info to Karen.
23-Apr-2019	Karen Aylward	0.20	88.00	follow up with director on number of outstanding items
23-Apr-2019	Karen Aylward	0.50	220.00	multiple email exchanges with realtors re: listing proposals/meeting with MS re: AR letters
23-Apr-2019	Joanna Papierska-Zielinska	0.10	17.40	Entered disbursements
24-Apr-2019	Karen Aylward	0.50	220.00	call with CRA re: trust exam/Email to director/correspondence with tenants re: rent agreements and rent pmts
24-Apr-2019	Reina Ainsworth	0.20	34.80	Open account with VersaBank.
24-Apr-2019	Maha Shah	1.00	197.00	Complete Masonry Merge list for AR letters
25-Apr-2019	Karen Aylward	0.50	220.00	email exchange with R Beatty/Email exchange with insurer/correspondence with tenants/email re: potential OTP
26-Apr-2019	Karen Aylward	0.50	220.00	update to RBC on file matters
29-Apr-2019	Eric Sirs	0.30	157.50	Meeting with KA re filings and realtor proposals.
29-Apr-2019	Karen Aylward	1.00	440.00	call with Dentons/Call with HUB insurance/Email to R Beatty/Meeting with MS re: additional insurance coverage required /review and provide recommendations on listing proposal/email for status update to appraiser
29-Apr-2019	Maha Shah	1.00	197.00	Called utility companies to have new accounts opened for properties. Emailed receivership order with past invoices to have old accounts closed.
29-Apr-2019	Maha Shah	0.20	39.40	Sent email to HUB insurance to add condo units to insurance policy with legal description and mortgage amounts.
29-Apr-2019	Maha Shah	0.50	98.50	Sent notice out to all tenants for May rent
30-Apr-2019	Karen Aylward	0.40	176.00	vmail from and email to counsel re: information from director/correspondence with bookkeeper
30-Apr-2019	Maha Shah	1.00	197.00	Created invoices for may rent and emailed to tenants.
01-May-2019	Karen Aylward	0.50	220.00	multiple calls and emails to HUB insurance
01-May-2019	Reina Ainsworth	0.20	34.80	Put together AMVIR letter/ supporting docs.
01-May-2019	Maha Shah	0.50	98.50	Spoke to Blake Clement from Hub international to discuss insurance policy for Commercial building and individual condo units.
03-May-2019	Karen Aylward	0.50	220.00	email to Jason Scott/email exchange with K Kawanami/email re: GN Johnson equipment
06-May-2019	Eric Sirs	0.20	105.00	Call with Blue Chip Leasing.
06-May-2019	Karen Aylward	1.20	528.00	Pull reports and prep for CRA trust exam on payroll account/email exchange with SG re: site checks/Email from and to GN Johnson, review lease from Blue Chip/Email to D Hitesman
06-May-2019	Reina Ainsworth	0.50	87.00	Prep for Trust Exam.
07-May-2019	Karen Aylward	0.50	220.00	email exchange with realtor/meeting with SG re: attendance at site to complete checks/meeting with RA re: draft release
07-May-2019	Maha Shah	0.20	39.40	emailed realtors who submitted proposals.
07-May-2019	Maha Shah	0.20	39.40	Updated asset list with list of items sold by richie brothers.
07-May-2019	Maha Shah	0.20	39.40	Emailed tenants for rent
08-May-2019	Karen Aylward	1.70	748.00	email exchange with counsel/review and execute release of interest and sent to GN Johnston/multiple emails with appraiser/review appraisers, email to and from realtor/Email to RBC
08-May-2019	Shawn Gander	1.20	312.00	Drive to acreage, look around, take pics, try codes, email Karen.
09-May-2019	Reina Ainsworth	0.10	17.40	Correspondence with G.N. Johnston Equipment.
09-May-2019	Shawn Gander	1.00	260.00	Drive over to acreage, discussion with Richard, check out the shop (received correct code), take some pictures
10-May-2019	Karen Aylward	2.00	880.00	review appraisals on commercial property, draft realiation schedule and update for RBC and its counsel
10-May-2019	Shawn Gander	0.40	104.00	Misc emails / communication with Karen and Johnston Equipment
14-May-2019	Karen Aylward	0.40	176.00	follow up with RBC re: residential listings/Call with CRA
14-May-2019	Kirsten Green	0.10	17.40	Verified deposit
14-May-2019	Shawn Gander	0.30	78.00	78.00 Emails / phone call w/ Mike at Johnston. Send pics of equipment.
14-May-2019	Maha Shah	0.50	98.50	Followed up with tenants for rent
15-May-2019	Karen Aylward	0.90	396.00	review and execute two forms of listing agreement and send to realtor with comments/review email from RBC /additional correspondence with realtor/meeting with MS re: utility invoicing
15-May-2019	Maha Shah	1.50	295.50	Created detailed invoice for farmboys. Made online account for utility bills and sent invoices to tenants.
16-May-2019	Carolina Bautista	0.10	32.30	print cheques
17-May-2019	Shawn Gander	0.90	234.00	Drive out to the acreage shop with key for the BT truck forklift. Attempt to start the forklift with code provided, unable to find keyhole, it appears forklift battery is dead. Call Mike from Johnston Equipment and discuss situation.
21-May-2019	Karen Aylward	0.20	88.00	review OTP/email to RBC/WEmail to realtor
21-May-2019	Reina Ainsworth	0.60	104.40	Send out AR letter for Complete and Beatty.
22-May-2019	Karen Aylward	1.70	748.00	review and respond to offer to purchase/review and draft response to tenant/email to counsel re: court date/meeting re: asset list and RFP for realtors/call with realtor/review and provide changes to RFP/Email to Richard Beatty/Email to Blue Chip Leasing/review list of equipment/email to TD for BS/email to MT
22-May-2019	Maha Shah	0.50	98.50	Followed up with tenants for rent and utility bill payment
22-May-2019	Maha Shah	0.50	98.50	Created equipment list and emailed to Nick Keel from richie bros.
22-May-2019	Maha Shah	1.00	197.00	Drafted RFP for commercial property
22-May-2019	Maha Shah	0.50	98.50	Contacted richie bros for equipment valuation.
22-May-2019	Maha Shah	0.50	98.50	Created unidentified asset list
23-May-2019	Heather Urszki	0.10	14.20	Began uploading French translation to corp engagements site; ET RA re docs folder
23-May-2019	Kirsten Green	0.10	17.40	Verified deposit
23-May-2019	Maha Shah	2.50	492.50	contacted commercial realtors in grande prairie. Emailed RFP out to interested parties.

Date	Description	Units	Amount	Notes
24-May-2019	Karen Aylward	0.20	88.00	email to realtor/email to Miller Thomson
27-May-2019	Karen Aylward	0.60	264.00	meeting with MS/Email to Miller Thomson/Email to Farm Boys /forward form of offer to purchase/ email to R Beatty re: info required on condo corp/email to realtor re: update
27-May-2019	Shawn Gander	0.60	156.00	Various communications w/ Johnston & Ritchie
27-May-2019	Maha Shah	0.20	39.40	Updated AR tracker for Revolution Auto and Adock Equipment
27-May-2019	Maha Shah	0.20	39.40	followed up with tenants for May Rent
27-May-2019	Maha Shah	0.20	39.40	Forwarded information to realtors regarding appraisal done and rent rol.
28-May-2019	Karen Aylward	0.20	68.00	follow up with Miller Thomson/email exchange with S Gander
28-May-2019	Heather Ursaki	0.10	14.20	Completed upload of French translation to corp engagements site
28-May-2019	Shawn Gander	1.90	494.00	Drive to acreage/back. Meet Ed (Johnston tech) at acreage to look at BT Lift - get it in condition to be picked up (took some time). Look around and take pictures of any changes / new developments. Email Karen.
28-May-2019	Shawn Gander	1.50	390.00	Drive out to acreage again to meet Nick from Ritchie Bro's. Walk around so that he can appraise the list of assets.
28-May-2019	Maha Shah	1.00	197.00	Drafted June rent invoice for Farmboys and emailed to shar along with breakdown of may utility bill
28-May-2019	Maha Shah	0.20	39.40	Emailed Richard to inquire about furniture left at residential property
29-May-2019	Karen Aylward	1.60	704.00	call with Miller Thomson/call to J Scott/sign and return executed OTP/Email to R Beatty/multiple email with Shawn Gander re: equipment/email exchanges with D Hitesman/
29-May-2019	Shawn Gander	0.40	104.00	
29-May-2019	Maha Shah	0.80	157.60	Contacted Direct energy to have receivership accounts opened for 8813-63 Ave
30-May-2019	Carolina Bautista	0.10	32.30	print cheque
30-May-2019	Karen Aylward	2.70	1,186.00	start draft receivers report/make amendments to OTP/review OTP for vacant lands and email to RBC re: same/email exchanges with realtor/email exchanges with Dentons
30-May-2019	Kirsten Green	0.10	17.40	Verified deposit
30-May-2019	Reina Ainsworth	0.50	87.00	Draft three letters for an AMVIR search on three companies
31-May-2019	Karen Aylward	4.20	1,848.00	finalize draft of receiver's report for counsel/call with D Hitesman/Call to S Wanke/ prepare and send counter offer on vacant lot
02-Jun-2019	Maha Shah	0.50	100.50	May 30th work
03-Jun-2019	Eric Sirrs	0.40	214.00	Review and auth payments. Review report to court and provide comments.
03-Jun-2019	Karen Aylward	1.50	675.00	call with Denton's to finalize edits to report/compile schedules/sign report and provide instructions for filing/email to D Hitesman re: service list/Email response to realtor re: counter offer
03-Jun-2019	Kirsten Green	0.10	17.70	Verified deposit
03-Jun-2019	Reina Ainsworth	0.50	88.50	Take First Report of the Receiver over to Dentons.
03-Jun-2019	Reina Ainsworth	0.80	141.60	Cover letter to Dentons, walk over to Manulife.
04-Jun-2019	Eric Sirrs	0.20	107.00	Meal with KA re realtor proposals.
04-Jun-2019	Karen Aylward	1.70	765.00	review listing proposals and send emails with questions/clarifications to realtors/email to RBC/review banking info provided by TD/directions for posting materials to website/email to TD Bank re: banking transactions /follow up on rent pmt
04-Jun-2019	Maha Shah	0.50	100.50	Created June 2019 invoice for OP fire and emailed to Teri Baumgardt
05-Jun-2019	Karen Aylward	1.00	450.00	email exchange with TD/email to Richard beatty/review and respond to email re: amendment to OTP/review inspection details/emails to J Scott/Email to RBC
06-Jun-2019	Karen Aylward	1.50	675.00	update for RBC/email exchange with A Mason/email to realtor/call with and email to Heather re: asset information, condo information, etc/request copy of LT search/approve invoice for appraisal services/collect and provide instructions for rent deposit/call with Randy re: condo unit, email re: informal in required.
07-Jun-2019	Eric Sirrs	2.50	1,337.50	Call with RBC. Emails x4 with realtor re offers to purchase and amendments. Email to counsel re amendments to purchase price. Draft second report to court. Revise report to court, sign off and forward to counsel for filing. Email to realtor re vacant lot. Email to RBC re status of offer on vacant lot.
07-Jun-2019	Reina Ainsworth	0.50	88.50	Post five new documents to the website.
07-Jun-2019	Reina Ainsworth	0.10	17.70	Post Second Report to Court on website.
07-Jun-2019	Reina Ainsworth	0.50	88.50	Take Second Report of the Receiver over to Dentons.
10-Jun-2019	Eric Sirrs	0.40	214.00	Review and sign offer to purchase on bare lot, return to realtor. Email to and from RBC. Email to counsel re court date.
10-Jun-2019	Kirsten Green	0.10	17.70	Verified deposit
10-Jun-2019	Reina Ainsworth	0.10	17.70	Send out a copy of the Notice and Statement to 1055154 Alberta Ltd.
10-Jun-2019	Shawn Gander	0.20	53.20	
11-Jun-2019	Eric Sirrs	1.30	695.50	Drafting report to court. Review court orders. Email from and to realtor. Email to RBC re property tax analysis.
12-Jun-2019	Eric Sirrs	1.00	535.00	Complete draft of 3rd report. call and email with RBC. Draft interim RD. Email report to counsel
12-Jun-2019	Reina Ainsworth	0.20	35.40	Call County of Grande Prairie and City of Grande Prairie asking for listing of properties with tax balances for 1875329 Alberta Ltd. Follow up with email.
13-Jun-2019	Kirsten Green	0.10	17.70	Verified deposit
13-Jun-2019	Reina Ainsworth	0.10	17.70	Issue cheque to SNAP Finance.
13-Jun-2019	Reina Ainsworth	0.10	17.70	Call HUB/ email to get cheque reissued for policy NSF.
14-Jun-2019	Eric Sirrs	0.70	374.50	Call with counsel re report to court. Finalize report and forward to counsel for filing. Review bank statement for condo corporation. Email to RBC. Call with mortgage lender creditor.
14-Jun-2019	Reina Ainsworth	0.50	88.50	Run over Third Report of the Receiver to Dentons.
17-Jun-2019	Eric Sirrs	0.20	107.00	Email from and to counsel.
17-Jun-2019	Karen Aylward	1.00	450.00	review third report and emails re: insurane coverage, update and sign report and provide instructions for further handling/email to R Beatty/Email with S Gander re: potential relocation of assets for sale/multiple emails with R beatty
17-Jun-2019	Reina Ainsworth	0.50	88.50	Cover letter to Dentons, run over revised Third Report of the Receiver.
17-Jun-2019	Shawn Gander	0.40	106.40	
18-Jun-2019	Karen Aylward	0.50	225.00	email to commercial realtor/email to Farm Boys, sign cheque and make distribution to VantageOne/email to realtor re: closing info needed
18-Jun-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
18-Jun-2019	Reina Ainsworth	0.10	17.70	Issue Cheque
18-Jun-2019	Reina Ainsworth	0.10	17.70	Walk over cheque for VantageOne Leasing.
18-Jun-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
19-Jun-2019	Shawn Gander	0.30	79.80	
19-Jun-2019	Karen Aylward	1.70	765.00	call with R Beatty/call with D Hitesman/execute and deliver receiver's certificate/meeting re: otp and closing deadlines/email to realtor re: amendment to CA date/Call with Raegan Weiss/Call to J Roche /review asset listings and disposition details and enter in tracker, return call to counsel for mortgage holder/Call with J Roche
19-Jun-2019	Reina Ainsworth	0.10	17.70	Reach out to realtor to look for reputable cleaner for property.
19-Jun-2019	Reina Ainsworth	0.50	88.50	Walk over Receiver's Certificate to Dentons.
19-Jun-2019	Reina Ainsworth	0.10	17.70	Call and email City of Grande Prairie over property tax assessment.
19-Jun-2019	Reina Ainsworth	0.20	35.40	Call two different cleaning companies, confirm Molly Maid to clean rental.
19-Jun-2019	Shawn Gander	0.40	106.40	
20-Jun-2019	Karen Aylward	0.90	405.00	email echange with R Beatty/Email exchange with D Hitesman/review information provided by R Beatty/vmail for Jim Bird/email to J Roche/call with J Bird/email to Heather
20-Jun-2019	Kirsten Green	0.10	17.70	Verified deposit
21-Jun-2019	Karen Aylward	0.80	360.00	email to D Hitesman re: amendment on OTP/lengthy call with Randy Waldron/review realtor evaluation on unit 7
21-Jun-2019	Reina Ainsworth	0.20	35.40	Pull land title.
21-Jun-2019	Shawn Gander	0.40	106.40	
24-Jun-2019	Shawn Gander	1.30	345.80	Meet transportation companies out at acreage and go through everything for quotes
25-Jun-2019	Karen Aylward	0.50	225.00	email exchange re: transportation of assets /call to D Hitesman /Email to J Scott adn email to hitesman re: conveyencing info
25-Jun-2019	Reina Ainsworth	0.10	17.70	Call Molly Maid to confirm clean date
25-Jun-2019	Shawn Gander	0.30	79.80	Communication re: transportation
26-Jun-2019	Karen Aylward	0.20	90.00	follow up with counsel for mortgage holder
26-Jun-2019	Reina Ainsworth	0.10	17.70	Issue cheque.
27-Jun-2019	Eric Sirrs	0.30	160.50	Meetings with KA re analysis of real property and realization options. Review LOC documents.
27-Jun-2019	Karen Aylward	2.80	1,260.00	reviewing files, request searches/correspondence with farm boys/draft update and recommendation to RBC on sale of condo units/email to RBC re: LOC/email with R Beatty/Email to D Hitesman/execute and return receiver's certificate for closing/review transportatio quote/vmail for CRA
27-Jun-2019	Shawn Gander	0.30	79.80	Discussions and review of transportation quotes
28-Jun-2019	Karen Aylward	0.40	180.00	execute and return receiver's certificate/email exchange with D Hitesman re: adjustments to sale/email to wells fargo
28-Jun-2019	Reina Ainsworth	0.50	88.50	Walk over Receiver's Certificate to Dentons.
28-Jun-2019	Maha Shah	1.20	241.20	Created invoices for July rent and emailed copies to tenants along with scanned copies of utility bills. Requested cheque for residential property utility bill.
02-Jul-2019	Karen Aylward	0.60	270.00	call with CRA/review audit results/Discussion with S Wanke/Email exchange with Ritche Brothers
02-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque
02-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque
03-Jul-2019	Karen Aylward	0.20	90.00	review, execute and return auction agreement/email to D Hitesman
04-Jul-2019	Karen Aylward	0.20	90.00	email exchange with Shawn/Email to R Beatty/review documents from ritche
04-Jul-2019	Shawn Gander	0.90	239.40	Various emails/discussions regarding transportation, set up locksmith for Silverado

Date	Description	Units	Amount	Notes
08-Jul-2019	Karen Aylward	1.30	585.00	email exchange with dean Hitesman/review and approve invoice /Call with and email to Marlene with RBC/Email exchange with HUB/meetin with MS re: asset tracker and insurance quote/email exchange with realtor re: key release
08-Jul-2019	Shawn Gander	1.60	425.60	Email w/ Cor and call to locksmith. Drive out to site and do a walk through with Cor.
09-Jul-2019	Carolina Bautista	0.20	86.00	print cheques
09-Jul-2019	Shawn Gander	0.40	106.40	Emails and line up new key for GMC Sierra.
10-Jul-2019	Reina Ainsworth	0.20	35.40	Request quote on condos/equipment from AON.
11-Jul-2019	Eric Sirrs	0.30	160.50	Review fourth report to court and request amendments.
11-Jul-2019	Karen Aylward	2.00	900.00	email with D Hitesman re: upcoming application for auction approval /email exchange with Ritchie Bros/review and approve invoice/Email to J Bird/receive safe proceeds and request deposit/Draft Fourth Report to Court/email to Ritchie Brothers/make changes to Fourth Report
11-Jul-2019	Maha Shah	1.00	201.00	Called Wells fargo equipment finance company to confirm repo of equipment. Emailed customer care list of assets and requested confirmation.
12-Jul-2019	Karen Aylward	0.40	180.00	update report with counsel comments, prep schedules and sign report for filing
12-Jul-2019	Joanna Papierska-Zielinska	0.10	17.70	Bank deposit entry
12-Jul-2019	Kirsten Green	0.10	17.70	Verified deposit
12-Jul-2019	Reina Ainsworth	0.20	35.40	Correspondence with AON for coverage.
12-Jul-2019	Reina Ainsworth	0.50	88.50	Walk over Fourth Report to Dentons.
15-Jul-2019	Karen Aylward	0.60	270.00	call with D Hitesman/make amendment to schedules and send to Dentons/Email exchange with RBC /follow up on status of lot closing /call with Raegan Weiss/email to J Roche
15-Jul-2019	Reina Ainsworth	0.40	70.80	Take revised fourth report to Dentons.
16-Jul-2019	Karen Aylward	0.80	360.00	email exchange with Dentons/meetin with RA re: documents for website /review and execute listing agreement with Top Realty for condo units
16-Jul-2019	Reina Ainsworth	0.50	86.50	Upload 10 documents to the website.
18-Jul-2019	Karen Aylward	0.40	180.00	email exchange with D Hitesman/correspondence with realtor re: potential OTP
19-Jul-2019	Karen Aylward	0.70	315.00	correspondence with Ritchie Brothers /lengthy call with Randy Waldron
22-Jul-2019	Karen Aylward	0.50	225.00	emails to and from Nick Keel/Emails to and from R Beatty?email to Shawn/Email re: title transfer
23-Jul-2019	Karen Aylward	0.40	180.00	emails with Ritchie Brothers/Email exchange with Dentons
23-Jul-2019	Shawn Gander	0.40	106.40	Emails/discussions regarding Ritchie Bro's items
24-Jul-2019	Karen Aylward	0.40	180.00	email to Raegan Weiss/meeting with RA re: insurance/email to Top Realty re: listing arrangements
24-Jul-2019	Reina Ainsworth	0.10	17.70	Contact HUB to change insurance coverage.
25-Jul-2019	Karen Aylward	0.40	180.00	emails with Shawn re: offer to purchase sundry items/Email with Ritchie re: missing items/Email to D Hitesman/Email exchange re: potential interest in real property
26-Jul-2019	Karen Aylward	0.30	135.00	call from and email to blue chip leasing/sign cheques
26-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
26-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
26-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
26-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
26-Jul-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
26-Jul-2019	Maha Shah	0.50	100.50	Spoke to Wells fargo in regards to repossessed equipment
29-Jul-2019	Karen Aylward	0.20	90.00	email exchange with realtor re: potential counter
29-Jul-2019	Maha Shah	1.00	201.00	Spoke to Kirsten (account manager at wells fargo) over the phone regarding seized equipment. Updated asset tracker with list that she sent.
29-Jul-2019	Maha Shah	0.10	20.10	Emailed Aquatera to close account for residential property
29-Jul-2019	Maha Shah	0.10	20.10	Emailed valiant financial for update on seized equipment.
30-Jul-2019	Eric Sirrs	0.20	107.00	Emails from counsel re sale of property.
30-Jul-2019	Karen Aylward	0.20	90.00	email from/to Dentons/Email to J Scott
31-Jul-2019	Karen Aylward	0.70	315.00	review details from auction sale/email to RA re: fu on Deemed trust claim/review and respond to offer from Farm Boys/correspondence with realtor re: next steps.
31-Jul-2019	Reina Ainsworth	0.10	17.70	Call/email to follow up on deemed trust claim.
01-Aug-2019	Eric Sirrs	0.20	107.00	Review and auth payments.
01-Aug-2019	Karen Aylward	0.50	225.00	call with Randy Waldron/Call with and email to appraiser/meeting with MS re: interim srd
01-Aug-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
01-Aug-2019	Reina Ainsworth	0.10	17.70	Issue Cheque.
01-Aug-2019	Maha Shah	0.10	20.10	emailed direct energy to close accounts for residential property.
02-Aug-2019	Maha Shah	3.00	603.00	Interim statement of R&D for June 12, 2019 to August 2, 2019
06-Aug-2019	Maha Shah	1.30	281.30	Finished RD for June 12 - Aug 02
06-Aug-2019	Maha Shah	0.10	20.10	Emailed michelle tuck for statement of adjustment for sale of residential properties
06-Aug-2019	Maha Shah	0.30	60.30	Spoke to customer service rep to discuss amounts owing and refund on direct energy account for residential property
07-Aug-2019	Karen Aylward	0.20	90.00	instructions set up RT2 account/review CRA claims
08-Aug-2019	Karen Aylward	0.40	180.00	email exchange with appraiser/send email re access/email to Dentons re: PPSA discharges from sold equipment
08-Aug-2019	Kirsten Green	0.10	17.70	Verified deposit
08-Aug-2019	Maha Shah	0.10	20.10	Called Raegan Weiss from Farmboys and left him a voicemail in regards to arranging a meeting with realtor. \
08-Aug-2019	Maha Shah	0.10	20.10	Emailed Teri from OP fire and requested contact info for Unit 6 showing.
09-Aug-2019	Karen Aylward	0.20	90.00	review and approve legal fees
12-Aug-2019	Karen Aylward	0.20	90.00	call with D Hitesman re: title discharges
12-Aug-2019	Shawn Gander	0.80	159.60	Drive out to acreage to meet Bryan Roche to walk through remaining items and get a \$ bid - wait for 10 mins and try calling - no show on Bryan's part.
12-Aug-2019	Maha Shah	1.00	201.00	Created august rent invoices for commercial building. Scanned and emailed to OP Fire and Farmboys.
13-Aug-2019	Carolina Bautista	0.10	33.00	print cheque
13-Aug-2019	Karen Aylward	0.80	360.00	review file/email exchange with Ritchie's/Email update to RBC/request invoicing/review PT and interim distribution order and request partial pmt of taxes
13-Aug-2019	Reina Ainsworth	0.10	17.70	Interim invoice.
14-Aug-2019	Karen Aylward	0.50	225.00	receive and record sales proceeds, email to D Hitesman/reconcile assets to be discharged/execute Receiver's Certificate /follow up with realtor re: showing
15-Aug-2019	Carolina Bautista	0.10	33.00	print cheque
15-Aug-2019	Karen Aylward	0.50	225.00	review response from RBC, submit request interim payment/sign cheque/review email from realtor/Email to Raegan Weiss re: condo association/Emails with J Roche
15-Aug-2019	Sandra Landry	0.20	107.00	Review/ sign chq
15-Aug-2019	Reina Ainsworth	0.10	17.70	Cover letter to Royal Bank (secure creditor payment).
15-Aug-2019	Shawn Gander	1.10	292.60	Meet Bryan Roche out at acreage and go through remaining items to be bidded on.
15-Aug-2019	Maha Shah	0.50	100.50	Went through rent invoices from May - August to calculate condo fees owing to condo association
16-Aug-2019	Karen Aylward	0.70	315.00	email exchange with Ritchies/Email to Dentons/email to D Hitesman/Call with R Waldron/review and request payment on property tax arrears for RBC units
19-Aug-2019	Karen Aylward	0.20	90.00	email exchange with dentons/follow up with RW re: condo assocaiton
20-Aug-2019	Carolina Bautista	0.20	86.00	print cheques
20-Aug-2019	Karen Aylward	0.40	180.00	call with Dentons /email to appraiser, review reserve fund study on property
20-Aug-2019	Rebecca Namiro	0.10	17.70	Bank Rec.
21-Aug-2019	Eric Sirrs	0.20	107.00	Review and auth payments. Review and auth bank rec
22-Aug-2019	Karen Aylward	0.20	90.00	call to R Weiss/Email exchange with insurer
22-Aug-2019	Reina Ainsworth	0.10	17.70	Cover letter to the City of Grande Prairie.
26-Aug-2019	Eric Sirrs	0.20	107.00	Email to mortgage lender.
26-Aug-2019	Sandra Landry	0.20	107.00	Review/ sign cheque
28-Aug-2019	Carolina Bautista	0.20	66.00	print cheques
30-Aug-2019	Eric Sirrs	0.20	107.00	Review legal opinion from counsel.
30-Aug-2019	Eric Sirrs	0.20	107.00	Call with counsel for Wells Fargo.
30-Aug-2019	Maha Shah	1.00	201.00	Created invoices for sept rent and emailed to tenants
30-Aug-2019	Maha Shah	0.10	20.10	Mailed out direct energy cheques
03-Sep-2019	Karen Aylward	0.20	90.00	email exchange with R Beatty/email to realtor for update
04-Sep-2019	Karen Aylward	0.80	360.00	review emails from appraiser/send email to R Waldron re: equity position on unit /callwith Ritchies
05-Sep-2019	Karen Aylward	0.20	90.00	call with B Maruyama/Email to R Beatty
06-Sep-2019	Carolina Bautista	0.10	33.00	print cheque
06-Sep-2019	Karen Aylward	1.60	720.00	emails with R. Waldron/review appraised values and FB offer/draft updated for RBC
06-Sep-2019	Reina Ainsworth	0.20	35.40	Request Certified Trues from OSB.
06-Sep-2019	Karen Aylward	0.30	135.00	call with Raegan Weiss/emails with R Waldron
12-Sep-2019	Karen Aylward	0.20	90.00	call from and to counsel for R Waldron/email to J Roche
12-Sep-2019	Kirsten Green	0.10	17.70	Verified deposit
16-Sep-2019	Karen Aylward	0.20	90.00	meeting with RA re: registration on title
24-Sep-2019	Karen Aylward	0.70	315.00	call from customer/email to RBC/Email re unauthorized collection
25-Sep-2019	Karen Aylward	0.20	90.00	Call with S Wanka
01-Oct-2019	Karen Aylward	0.40	180.00	email exchanges with realtor on potential offer/follow up on rental invoices/email to D Hitesman
01-Oct-2019	Maha Shah	1.30	261.30	Created invoices for October Rent and emailed to tenants with utilities bills attached.
02-Oct-2019	Karen Aylward	0.30	135.00	email with D Hitesman /follow up with R Waldron
03-Oct-2019	Carolina Bautista	0.20	66.00	print cheques
03-Oct-2019	Eric Sirrs	0.20	107.00	Review and auth payments.
04-Oct-2019	Carolina Bautista	0.10	33.00	bank rec
04-Oct-2019	Karen Aylward	0.30	135.00	correspondence with realtor on OTP/sign bank rec
07-Oct-2019	Eric Sirrs	0.40	214.00	Review offer to purchase and provide summary and opinion to RBC.

Date	Description	Units	Amount	Notes
15-Oct-2019	Eric Sirrs	0.20	107.00	Emails from and to RBC re offer to purchase.
15-Oct-2019	Karen Aylward	0.40	180.00	review SOC and email to counsel re follow up/review response from bank, email to J Roche re: Counter offer
16-Oct-2019	Karen Aylward	0.20	90.00	email to realtor
18-Oct-2019	Carolina Baulista	0.10	33.00	print cheque
21-Oct-2019	Eric Sirrs	0.20	107.00	Review and auth bank rec
25-Oct-2019	Reina Ainsworth	0.10	17.70	Issue Cheque
31-Oct-2019	Carolina Baulista	0.20	66.00	print cheques
01-Nov-2019	Carolina Baulista	0.10	33.00	bank rec
01-Nov-2019	Eric Sirrs	0.20	107.00	Review and auth payments.
01-Nov-2019	Maha Shah	1.00	201.00	Created rent invoices for Nov and emailed to tenants
04-Nov-2019	Karen Aylward	0.20	90.00	follow up for update from realtor
06-Nov-2019	Karen Aylward	0.30	135.00	review and approve legal fees for payment /email exchange with RB, request PPR discharge
08-Nov-2019	Karen Aylward	0.20	90.00	call with counsel
12-Nov-2019	Karen Aylward	0.20	90.00	emails with realtor/email and call to tenant for access info
13-Nov-2019	Karen Aylward	0.50	225.00	update email to RBC /review comments from realtor
18-Nov-2019	Reina Ainsworth	0.10	17.70	Issue cheque.
19-Nov-2019	Karen Aylward	0.30	135.00	Call with counsel/email to Miller Thomson
21-Nov-2019	Karen Aylward	0.20	90.00	email exchange with realtor re: potential offer
22-Nov-2019	Karen Aylward	0.60	360.00	call with RBC/email to plant & associates/email to counsel/email to R Beatty/email to J Roche/review request re: environmental issues
26-Nov-2019	Karen Aylward	0.40	180.00	call with appraiser re: RFS/review and execute EL/email copy of relevant reports
02-Dec-2019	Karen Aylward	0.20	90.00	email to realtor and appraiser re: site visit
04-Dec-2019	Eric Sirrs	0.20	107.00	Review and auth bank rec
04-Dec-2019	Karen Aylward	0.20	90.00	email exchange with realtor/call to city of GP
05-Dec-2019	Reina Ainsworth	0.40	70.60	Issue four cheques.
06-Dec-2019	Eric Sirrs	0.20	107.00	Review and auth prmts
06-Dec-2019	Karen Aylward	0.20	90.00	follow up on rent/follow up re: insurance refund
06-Dec-2019	Reina Ainsworth	0.20	35.40	Correspondence with Norm at Westpoint over liens getting removed.
09-Dec-2019	Eric Sirrs	0.20	107.00	Call with purchaser of assets re RBC liens.
09-Dec-2019	Karen Aylward	0.20	90.00	email to S Wanke re: RBC liens
09-Dec-2019	Maha Shah	1.00	201.00	Prepared rent invoices and email to tenants
12-Dec-2019	Karen Aylward	0.20	90.00	email exchange with appraiser
17-Dec-2019	Reina Ainsworth	0.10	17.70	Issue Cheque
18-Dec-2019	Karen Aylward	0.40	180.00	call from R Beatty/review and respond to OTP
19-Dec-2019	Eric Sirrs	0.40	214.00	Call with Norm re RBC liens on equipment. Review and auth payment. Review and auth bank rec.
19-Dec-2019	Karen Aylward	0.20	90.00	review and respond to OTP
20-Dec-2019	Karen Aylward	0.20	90.00	email to counsel for rbc
23-Dec-2019	Kirstan Green	0.10	17.70	Verified deposit
30-Dec-2019	Karen Aylward	0.20	90.00	email to D Hlesman/email exchange with appraiser
02-Jan-2020	Maha Shah	1.20	241.20	Prepared invoices and emailed to tenants
06-Jan-2020	Eric Sirrs	0.20	107.00	Review and auth payments
06-Jan-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Jan-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
08-Jan-2020	Karen Aylward	0.30	135.00	review reserve fund study/review and return emails from counsel
09-Jan-2020	Karen Aylward	0.20	90.00	call with counsel
10-Jan-2020	Karen Aylward	1.00	450.00	email exchange with realtor re: potential lease/email to Plant appraisals /review reserve fund study/email update for rbc
13-Jan-2020	Karen Aylward	0.20	90.00	emails with realtor/email to counsel re: potential lease agreement
15-Jan-2020	Karen Aylward	0.40	180.00	email to realtor re: tenancy/review and deposit rental funds /call with counsel for RBC
16-Jan-2020	Karen Aylward	0.20	90.00	call from counsel for rbc/email to realtor re: vacant units
16-Jan-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
16-Jan-2020	Maha Shah	0.50	100.50	Called direct Energy and Alco gas to request maintenance for Unit 6
16-Jan-2020	Maha Shah	0.10	20.10	Called Reagan Vess from farmboys to discuss when they will be vacating units
17-Jan-2020	Karen Aylward	0.20	90.00	correspondence with mlchener allen/email to appraiser
20-Jan-2020	Karen Aylward	0.70	315.00	call with appraiser/email to counsel/review emails re: equipment ownership/call with Truck Centre, call to Wells Fargo
22-Jan-2020	Karen Aylward	0.30	135.00	emails with and call to Jason Roche re: next steps
23-Jan-2020	Eric Sirrs	0.20	107.00	Review and auth payments
23-Jan-2020	Karen Aylward	0.20	90.00	email to reagan weiss/meeting with MS re: Insurance
23-Jan-2020	Maha Shah	0.10	20.10	Emailed ADN to get quote for insurance
23-Jan-2020	Maha Shah	0.10	20.10	Spoke to Satpal Kangg about outstanding Telus bill
23-Jan-2020	Maha Shah	0.20	40.20	Phone call with Richelle from HUB Insurance to discuss insurance policy
24-Jan-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
24-Jan-2020	Maha Shah	0.20	40.20	Spoke to Blake Clement from Hub insurance to discuss insurance policy
30-Jan-2020	Reina Ainsworth	0.10	17.70	Call with City of Grande Prairie.
31-Jan-2020	Eric Sirrs	0.20	107.00	Email from and to counsel.
03-Feb-2020	Eric Sirrs	0.20	107.00	Email from and to Wells Fargo
06-Feb-2020	Eric Sirrs	0.20	107.00	Review and auth bank rec.
06-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
07-Feb-2020	Maha Shah	1.50	301.50	Created rent invoices for farm boys and OP fire and safety and emailed to tenants along with utility bills.
12-Feb-2020	Karen Aylward	0.20	90.00	review and approve legal fees
14-Feb-2020	Eric Sirrs	0.20	107.00	Review and auth payment. Review and auth bank rec
14-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
14-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
14-Feb-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
16-Feb-2020	Eric Sirrs	0.30	160.50	Call with WPT re liens on equipment. Email to Miller Thomson and Wells Fargo.
21-Feb-2020	Eric Sirrs	0.20	107.00	Review and auth payments.
21-Feb-2020	Karen Aylward	0.20	90.00	call re: status of lien discharge
21-Feb-2020	Reina Ainsworth	0.10	17.70	Issue cheque.
21-Feb-2020	Reina Ainsworth	0.10	17.70	Issue cheque.
24-Feb-2020	Karen Aylward	0.20	90.00	email exchange with miller thomson
25-Feb-2020	Karen Aylward	0.20	90.00	email exchange with realtor
25-Feb-2020	Karen Aylward	0.20	90.00	review email and price reduction recommendation from realtor
26-Feb-2020	Karen Aylward	0.20	90.00	follow up with MS on rent recovery and status
26-Feb-2020	Maha Shah	0.10	20.10	Emailed Shar Weiss to confirm whether Farmboys vacated commercial building
28-Feb-2020	Karen Aylward	0.80	360.00	emails with realtor/email update to RBC with recommended pricing /call with Norm
02-Mar-2020	Karen Aylward	0.30	135.00	emails to/from and call with counsel re: potential foreclosure
03-Mar-2020	Maha Shah	1.00	201.00	Prepared rent invoices and emailed to tenants
04-Mar-2020	Karen Aylward	0.20	90.00	call from michener/email to miller thomson/ email to realtor
04-Mar-2020	Maha Shah	0.20	40.20	Phone call with Rachelle Himer from HUB International to discuss renewal of insurance policy
05-Mar-2020	Maha Shah	0.10	20.10	Phone call with Rachelle (HUB Insurance) to discuss renewal of insurance policy
06-Mar-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Mar-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
06-Mar-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
09-Mar-2020	Karen Aylward	0.30	135.00	follow up with RBC/email to realtor re: reduction in list/review execute and return amendment to list
09-Mar-2020	Maha Shah	0.10	20.10	Emailed HUB insurance regarding insurance policy
10-Mar-2020	Karen Aylward	0.30	135.00	email from/to realtor/email to RBC/review policy, reach out to owners re: condo management practices
10-Mar-2020	Maha Shah	0.10	20.10	Emailed HUB insurance regarding insurance policy
12-Mar-2020	Karen Aylward	0.50	225.00	email to owners/email to realtor re: insurance issue/various emails with owners re: fees and property management
12-Mar-2020	Maha Shah	0.10	20.10	Emailed HUB Insurance to confirm insurance policy renewal
13-Mar-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
17-Mar-2020	Karen Aylward	0.20	90.00	email exchange with N Lockwood/Email exchange with Miller Thomson/call from Norm re: missing defiletons
18-Mar-2020	Karen Aylward	0.20	90.00	call from Norm Lockwood and correspondence with Miller Thomson
30-Mar-2020	Karen Aylward	0.30	135.00	review offer to purchase, email exchange with realtor on details of counter
30-Mar-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
01-Apr-2020	Eric Sirrs	0.20	107.00	Review and auth payments.
01-Apr-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
03-Apr-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
03-Apr-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
03-Apr-2020	Maha Shah	1.00	201.00	Prepared rent invoice for OP fire and safety
13-Apr-2020	Karen Aylward	0.20	90.00	email exchange with realtor/email exchange with counsel
14-Apr-2020	Karen Aylward	0.20	90.00	email to realtor for detail on marketing activities

Date	Description	Units	Amount	Notes
15-Apr-2020	Karen Aylward	0.20	90.00	email to condo owners re: engaging property manager
16-Apr-2020	Karen Aylward	0.20	90.00	review and respond to tenant request re future rent
16-Apr-2020	Maha Shah	1.70	341.70	Called CRA to get info on outstanding GST returns. Filed outstanding pre-receivership GST returns (Jan-april 2019) for 1875329
16-Apr-2020	Maha Shah	0.50	100.50	Calculated insurance premium owed by owners of Unit 1,2,3 and 7
17-Apr-2020	Karen Aylward	0.40	180.00	email to unit owners re: reimbursement of insurance premium/email with R Weiss re: property management agreement /discussion with MS on GST returns
17-Apr-2020	Maha Shah	3.20	643.20	Prepared GST return for post receivership returns for 1875329 Alberta Ltd. Filed bank returns for Beauty Rental and The Complete Masonry (Jan 2019 - March 2020)
17-Apr-2020	Maha Shah	0.10	20.10	Emailed OP fire and safety regarding rent payment plan
21-Apr-2020	Karen Aylward	0.50	225.00	review and provide adjustments to GST returns/email to counsel re: statement of adjustments
23-Apr-2020	Karen Aylward	0.40	180.00	email exchange with counsel re: potential foreclosure action/review and approve GST returns/approve pmt on invoice
24-Apr-2020	Reina Ainsworth	0.20	35.40	Complete Stop Payment with VersaBank over Plant & Associates.
24-Apr-2020	Reina Ainsworth	0.20	35.40	Cancel and reissue cheque.
27-Apr-2020	Karen Aylward	0.20	90.00	follow up with owners re: property management agreement
28-Apr-2020	Karen Aylward	0.20	90.00	call with HUB re: insurance refund
28-Apr-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
28-Apr-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
28-Apr-2020	Maha Shah	0.10	20.10	Followed up with OP fire and safety for rent payment
30-Apr-2020	Karen Aylward	1.00	450.00	Emails with owners, draft PM agreement and circulate for comment/
07-May-2020	Karen Aylward	0.20	90.00	approve payment for legal fees
08-May-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
11-May-2020	Karen Aylward	0.20	90.00	follow up email to owners re: PM agreement
11-May-2020	Reina Ainsworth	0.10	17.70	Write receipt
19-May-2020	Karen Aylward	0.50	225.00	email update for RBC/email to owners re: PM services
20-May-2020	Karen Aylward	0.60	270.00	emails to and from RBC/email to counsel/email to realtor
21-May-2020	Maha Shah	0.30	60.30	Phone call with CRA (Nadine McCloy) to discuss discrepancies in GST filings and ITCs claimed for pre-receivership periods.
22-May-2020	Karen Aylward	0.30	135.00	call with counsel for RBC re next steps
25-May-2020	Karen Aylward	0.70	315.00	Email to T Warner/email to farmboys re condo fees/follow up on insurance reimbursement/email to MS re: Interim SRD/email from realtor with listing extension/email to counsel/execute and return extension
26-May-2020	Karen Aylward	0.50	225.00	follow up on status of GST return and payment/email exchange with counsel re: WF proceeds/emails from/to Farmboys re: condo fees and insurance reimbursement
27-May-2020	Karen Aylward	0.30	135.00	email to T Warner re: condo fee calc
27-May-2020	Reina Ainsworth	0.10	17.70	Write deposit.
28-May-2020	Reina Ainsworth	0.10	17.70	Issue Cheque.
29-May-2020	Maha Shah	0.10	20.10	Calculated total gst outstanding for 3 entities and emailed details to reina to issue payment.
01-Jun-2020	Maha Shah	0.10	20.10	Email correspondence with Nadine McCloy from CRA regarding GST assessment
02-Jun-2020	Carolina Baulista	0.10	33.80	deposit
02-Jun-2020	Maha Shah	0.50	103.00	Phone call with CRA rep to discuss audit of pre-receivership GST filings
03-Jun-2020	Maha Shah	1.20	247.20	Prepared Interim SRD
11-Jun-2020	Eric Sirrs	0.20	126.00	Review and auth bank rec
24-Jun-2020	Carolina Baulista	0.10	33.80	deposit
24-Jun-2020	Karen Aylward	0.20	92.00	follow up with farmboys
24-Jun-2020	Reina Ainsworth	0.10	18.10	Write deposit.
30-Jun-2020	Reina Ainsworth	0.10	18.10	Issue Cheque.
30-Jun-2020	Reina Ainsworth	0.10	18.10	Issue Cheque.
06-Jul-2020	Reina Ainsworth	0.10	18.10	Issue invoice.
07-Jul-2020	Reina Ainsworth	0.10	18.10	Issue cheque.
08-Jul-2020	Eric Sirrs	0.20	126.00	Review and authorize payments.
08-Jul-2020	Maha Shah	0.50	103.00	Phone call with Nadine (CRA) regarding re-collection of ITCs
13-Jul-2020	Karen Aylward	1.00	460.00	update SRD, review file, email realtor/Draft update for RBC and RBC counsel
13-Jul-2020	Maha Shah	0.10	20.60	Email correspondence with Karen regarding Pro West Refrigeration
14-Jul-2020	Karen Aylward	0.20	92.00	emails from/to D Hiesman re: CRA and wells legal issue/foreclosure action
14-Jul-2020	Maha Shah	1.50	309.00	Compiled documents for CRA GST audit to send to Nadine Macoy. Downloaded accounting backup for all 3 entities.
15-Jul-2020	Karen Aylward	0.60	276.00	call with potential purchaser/review email banks counsel/review emails from counsel re foreclosure matter
17-Jul-2020	Karen Aylward	0.20	92.00	email exchange with realtor
21-Jul-2020	Karen Aylward	0.20	92.00	email from/to Jason Roche
23-Jul-2020	Karen Aylward	0.20	92.00	email from/to realtor
24-Jul-2020	Karen Aylward	0.20	92.00	email exchange with realtor
27-Jul-2020	Karen Aylward	0.20	92.00	email with J Roche re: potential offer
27-Jul-2020	Reina Ainsworth	0.10	18.10	June bank rec.
28-Jul-2020	Karen Aylward	0.20	92.00	review condo docs and send email to realtor
28-Jul-2020	Maha Shah	0.50	103.00	compiled condo corp documents and emailed to realtor
29-Jul-2020	Karen Aylward	0.20	92.00	approve legal fees for pmt
31-Jul-2020	Karen Aylward	0.30	138.00	email from/to RBC/ email to realtor
04-Aug-2020	Eric Sirrs	0.20	126.00	Review and auth bank rec
05-Aug-2020	Reina Ainsworth	0.10	18.10	Issue cheque.
06-Aug-2020	Maha Shah	0.40	82.40	Email correspondence and phone conversation with Nadine Mcloy (CRA)
10-Aug-2020	Karen Aylward	0.20	92.00	email to realtor/email to counsel re: foreclosure action
11-Aug-2020	Karen Aylward	0.20	92.00	review and approve legal fees
11-Aug-2020	Maha Shah	0.20	41.20	phone conversation with Nadine Macloy regarding CRA documents to be faxed
12-Aug-2020	Karen Aylward	0.20	92.00	execute amendment to list/email to RBC
14-Aug-2020	Sandra Landry	0.20	110.00	Review/ sign cheques - Dantons/Direct
14-Aug-2020	Reina Ainsworth	0.20	36.20	Issue Cheques.
19-Aug-2020	Reina Ainsworth	0.10	18.10	Write deposit.
21-Aug-2020	Karen Aylward	0.50	230.00	review OTP/email to RBC/email to realtor/call with realtor to discuss counter
24-Aug-2020	Carolina Baulista	0.10	33.80	deposit
24-Aug-2020	Karen Aylward	0.20	92.00	follow up with realtor re: counter/email re: notice to vacate
25-Aug-2020	Karen Aylward	0.20	92.00	email from realtor/email to RBC
26-Aug-2020	Eric Sirrs	0.20	126.00	Review and auth bank rec
26-Aug-2020	Reina Ainsworth	0.10	18.10	July bank rec.
27-Aug-2020	Reina Ainsworth	0.20	36.20	Issue two cheques.
02-Sep-2020	Karen Aylward	0.60	276.00	review emails from realtor and counter offer/email to RBC/email to realtor re: proposed counter/email to counsel re: eviction of tenant
04-Sep-2020	Karen Aylward	0.20	92.00	review and respond to email from realtor.
15-Sep-2020	Karen Aylward	0.50	230.00	review email from realtor/amend and send counter offer/email to counsel re: tenant eviction
16-Sep-2020	Karen Aylward	0.40	184.00	call with potential buyer/review and respond to emails from realtor
17-Sep-2020	Karen Aylward	0.70	322.00	review email from realtor/sign to offer to purchase/ forward copy of reserve/email to RBC/respond to subsequent offers/email from and to counsel re. tenant notice
18-Sep-2020	Karen Aylward	0.40	164.00	review and update notice of termination and send to tenant/approve payment of legal fees
21-Sep-2020	Karen Aylward	0.20	92.00	email exchange with former tenant
25-Sep-2020	Karen Aylward	0.30	138.00	email from/to realtor/email to Counsel/email to RBC
28-Sep-2020	Karen Aylward	0.30	138.00	email from/to counsel/meeting with MS re: CRA detail and filings
28-Sep-2020	Maha Shah	1.00	206.00	Prepared Interim SRD for Sept 28, 2020.
29-Sep-2020	Karen Aylward	0.30	138.00	email exchange with realtor re: court approval and conveyencing/call from and discussion with purchaser.
30-Sep-2020	Karen Aylward	0.20	92.00	email exchange with R Waldron
01-Oct-2020	Karen Aylward	0.50	230.00	email from/to realtor/execute and return listing extension/email form and to R Waldron re: condo corp and condo fee issues
01-Oct-2020	Reina Ainsworth	0.10	18.10	August bank rec.
05-Oct-2020	Karen Aylward	3.50	1,610.00	begin draft of fifth report/email to realtor/follow up re property taxes.
06-Oct-2020	Karen Aylward	3.80	1,748.00	working on receiver's report, cost allocations and confidential addendum/email to counsel/approve payment for PT fees.
06-Oct-2020	Reina Ainsworth	0.20	36.20	WIP Export.
06-Oct-2020	Reina Ainsworth	0.20	36.20	Phonecall to City of Grande Prairie and follow up email to request copy of property taxes.
06-Oct-2020	Maha Shah	1.00	206.00	
06-Oct-2020	Maha Shah	0.50	103.00	Phone call with Nadine Mcloy
TOTALS:		255.65	85,763.20	

SCHEDULE "D"

Dentons Canada LLP

The Complete Masonry Ltd. et al
 QB Action No. 1903 06817

Legal Fees to September 30, 2020

Invoice Date	Invoice Number	Fees	Disbursements	GST	Total Amount
April 30, 2019	3423196	\$8,148.00	\$94.55	\$412.13	\$8,654.68
May 31, 2019	3429208	\$6,257.00	\$1.75	\$312.94	\$6,571.69
June 28, 2019	3434710	\$17,273.50	\$5,428.53	\$1,132.61	\$23,834.64
July 31, 2019	3441976	\$14,127.50	\$3,418.47	\$874.80	\$18,420.77
August 31, 2019	3447706	\$3,945.00	\$451.13	\$219.81	\$4,615.94
September 26, 2019	3453345	\$1,440.00	\$0.70	\$72.04	\$1,512.74
October 31, 2019	3460455	\$672.00	\$51.74	\$33.69	\$757.43
November 30, 2019	3467053	\$1,968.00	\$12.00	\$99.00	\$2,079.00
January 31, 2020	3483242	\$3,169.00	\$75.48	\$162.22	\$3,406.70
March 31, 2020	3496234	\$715.00	\$1.37	\$35.82	\$752.19
April 30, 2020	3504802	\$660.00	\$0.00	\$33.00	\$693.00
May 31, 2020	3509567	\$1,265.00	\$0.00	\$63.25	\$1,328.25
July 31, 2020	3522337	\$1,100.00	\$0.00	\$55.00	\$1,155.00
September 30, 2020	3534965	\$3,705.00	\$21.75	\$186.34	\$3,913.09
TOTAL		\$64,445.00	\$9,557.47	\$3,692.65	\$77,695.12