

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

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

MOTION RECORD OF THE TRUSTEE
(motion returnable September 29, 2017)

September 25, 2017

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Limited, Court-appointed Trustee**

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(as of September 25, 2017)

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JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
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TAB 1

**ONTARIO
SUPERIOR COURT OF JUSTICE
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**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
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NOTICE OF MOTION

(motion returnable September 29, 2017)

COLLINS BARROW TORONTO LIMITED (“**CBTL**”), in its capacity as Court-appointed *Construction Lien Act* (Ontario) (“**CLA**”) trustee in this proceeding (the “**Trustee**”) will make a motion to a Judge of the Commercial List on September 29, 2017 at 10:00 a.m., or as soon after that time as the motion can be heard, at 330 University Avenue, Toronto, Ontario.

PROPOSED METHOD OF HEARING: The motion is to be heard orally.

THE MOTION IS FOR:

(a) an order:

- (i) abridging the time for service of this notice of motion and the motion record so that the motion is properly returnable on September 29, 2017;
- (ii) authorizing the Trustee to distribute \$800,000 from the net sale proceeds from the Phase I Mall Units, Unit 60 and certain of the Phase I Kiosk Units (each as defined in the Seventeenth Report) to MarshallZehr Group Inc. (“**MarshallZehr**”), as mortgagee, and authorizing the Trustee to make further distributions to MarshallZehr from the net sale proceeds of such property without further Court order;
- (iii) authorizing the Trustee to distribute \$3,000,000 from the net sale proceeds of the Phase II Property, the Vacant Lands and from non-SUSQ Property (each as defined in the Seventeenth Report) proceeds to Am-Stat Corporation (“**Am-Stat**”), as mortgagee and secured creditor, and authorizing the Trustee to make further distributions to Am-Stat from the net sale proceeds of such property without further Court order;
- (iv) authorizing the Trustee to distribute a holdback payment of \$135,000 from the net sale proceeds from the Phase II Commercial Units (as defined in the Seventeenth Report) to a construction lien claimant, 2050491 Ontario Inc. o/a The Downsview Group, and to release the remaining funds in the reserve to the Trustee;
- (v) authorizing the Trustee to release from reserve the amount of \$49,445 from the net sales proceeds for the Vacant Lands (as defined in the Seventeenth Report), which was being held by the Trustee pursuant to

Court order in connection with the now withdrawn construction lien claim of Sereen Painting Ltd.;

- (vi) authorizing the Trustee to distribute \$40,159.71 from the combined net sale proceeds of the Phase I Commercial Units (as defined in the Seventeenth Report) to York Region Standard Condominium Corporation No. 1228, on account of its registered condominium liens;
 - (vii) approving the Seventh Report of the Trustee dated June 6, 2016, the Ninth Report of the Trustee dated September 30, 2016, the Tenth Report of the Trustee dated October 11, 2016, the Eleventh Report of the Trustee dated October 27, 2016, the Supplement to the Eleventh Report dated November 9, 2016, the Twelfth Report of the Trustee dated December 15, 2016, the Thirteen Report of the Trustee dated March 13, 2017, the Fourteenth Report of the Trustee dated April 17, 2017, the Fifteenth Report of the Trustee dated June 28, 2017 the Sixteenth Report of the Trustee dated August 1, 2017, and the Seventeenth Report of the Trustee dated September 25, 2017 (the “**Seventeenth Report**”);
 - (viii) approving the fees and disbursements of the Trustee and its counsel Chaitons LLP as set out in the Seventeenth Report and fee affidavits; and
- (b) such further and other relief as counsel may request and this Honourable Court may permit.

THE GROUNDS FOR THE MOTION ARE:

1. On February 11, 2015, CBTL was appointed as Trustee under the *CLA* with respect to lands and premises owned by Jade-Kennedy Development Corporation, and legally described in Schedule “A” to the Appointment Order (the “**Property**”), pursuant to the Order of The Honourable Mr. Justice Pattillo dated February 11, 2015 (the “**Appointment Order**”).
2. Pursuant to the Appointment Order, the Trustee was authorized to, among other things:
 - (a) act as receiver and manager of the Property;
 - (b) take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
 - (c) market any or all of the Property; and
 - (d) sell, convey, transfer, lease or assign the Property or any part or parts thereof with the approval of the Court.
3. The Seventeenth Report provides significant detail as to the Property realized by the Trustee since its appointment in February 2015, the claims of creditors to such Property, the costs incurred in connection with this proceeding and the proposed allocation of such costs, and the amounts the Trustee proposes to distribute from the net sale proceeds as a result of the valid and enforceable claims of creditors to such proceeds.
4. The Seventeenth Report also details the Court-approved construction lien claims process that was conducted by the Trustee, and the Trustee’s request to release funds from

reserve with respect to the final two construction lien claimants that had yet to receive funds on account of their *CLA* holdback claims.

5. The Seventeenth Report and the appendices thereto.
6. Rules 1.04, 1.05, 2.01, 2.03, and 37 of the *Rules of Civil Procedure* (Ontario).
7. The equitable and inherent jurisdiction of the Court.
8. Such other grounds as counsel may advise and this Honourable Court may permit.

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

1. The Seventeenth Report and the appendices thereto; and
2. such further and other material as counsel may advise and this Honourable Court may permit.

September 25, 2017

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Limited, Court-appointed Trustee**

TO: THE SERVICE LIST

IN THE MATTER OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED
AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNED DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1)
OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

Court File No. CV15-10882-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

NOTICE OF MOTION
(motion returnable September 29, 2017)

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Limited, Court-appointed Trustee**

TAB 2

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

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C. 30*

**AND IN THE MATTER OF THE APPLICATION MADE BY JADE-KENNEDY
DEVELOPMENT CORPORATION FOR THE APPOINTMENT OF A TRUSTEE
UNDER SECTION 68(1) OF THE *CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C. 30***

**SEVENTEENTH REPORT TO THE COURT OF COLLINS BARROW TORONTO
LIMITED AS CONSTRUCTION LIEN TRUSTEE OF SOUTH UNIONVILLE SQUARE**

SEPTEMBER 25, 2017

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INTRODUCTION

1. By Order of The Honourable Mr. Justice Pattillo of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated February 11, 2015 (the "**Appointment Order**"), Collins Barrow Toronto Limited ("**CBTL**") was appointed trustee (the "**Trustee**") pursuant to section 68(1) of the *Construction Lien Act* (Ontario) (the "**CLA**"), of the lands and premises legally described in Schedule "A" of the Appointment Order comprised of commercial and residential condominium units, parking and locker units, and vacant lands owned by Jade-Kennedy Development Corporation ("**JKDC**") (the "**SUSQ Property**").
2. The Appointment Order authorized the Trustee to, among other things, act as receiver and manager of the SUSQ Property, take possession and control of the SUSQ Property and any and all proceeds, receipts and disbursements arising out of or from the SUSQ Property, market any or all of the SUSQ Property, and sell, convey, transfer, lease or assign the SUSQ Property or any part or parts thereof with the approval of the Court.
3. All Court documents referred to herein, and other publicly available information relating to this proceeding, has been posted on the Trustee's website (the "**Trustee's Website**"), which can be found at:

<http://www.collinsbarrow.com/en/cbn/jade-kennedy-development-corporation>

PURPOSE OF SEVENTEENTH REPORT

4. The purpose of this Seventeenth Report of the Trustee (the “**Seventeenth Report**”) is to:
- (a) provide the Court with an overview with respect to the realizations achieved by the Trustee from the SUSQ Property and other property of JKDC since the Trustee’s appointment, and the claims of mortgagees, construction lien claimants, secured creditors and condominium corporations to such proceeds;
 - (b) provide an interim statement of the Trustee’s receipts and disbursements for the period from February 11, 2015 to September 8, 2017;
 - (c) provide the Court with the Trustee’s proposed allocation of administrative costs across all realization proceeds;
 - (d) report to the Court on the Trustee’s activities since March 15, 2016, being the date of the Trustee’s Sixth Report to the Court;
 - (e) request that the Court grant orders:
 - (i) approving the Trustee’s proposal for the allocation of administrative costs across all realization proceeds;
 - (ii) authorizing the Trustee to distribute \$800,000 from the net sale proceeds from the Phase I Mall Units, Unit 60 and certain of the Phase I Kiosk Units (each as defined below) to MarshallZehr Group

Inc. ("**MZG**" or "**MarshallZehr**"), as mortgagee, and authorizing the Trustee to make further distributions without Court order;

- (iii) authorizing the Trustee to distribute \$3,000,000 from the net sale proceeds of the Phase II Property, the Vacant Lands and from non-SUSQ Property (each as defined below) proceeds to Am-Stat Corporation ("**Am-Stat**"), as mortgagee and secured creditor, and authorizing the Trustee to make further distributions without Court order;
- (iv) authorizing the Trustee to distribute a holdback payment of \$135,000 from the net sale proceeds from the Phase II Commercial Units (as defined below) to a construction lien claimant, 2050491 Ontario Inc. o/a The Downsview Group ("**Downsview**"), and to release the remaining funds in the reserve to the Trustee;
- (v) authorizing the Trustee to release from reserve the amount of \$49,445 from the net sales proceeds for the Vacant Lands (as defined below), which was being held by the Trustee pursuant to Court order in connection with the now withdrawn construction lien claim of Sereen Painting Ltd. ("**Sereen**");
- (vi) authorizing the Trustee to distribute \$40,159.71 from the combined net sale proceeds of the Phase I Commercial Units (as defined below) to YRSCC 1228 (as defined below), on account of its registered condominium liens;

- (vii) approving the Seventh Report of the Trustee dated June 6, 2016, the Ninth Report of the Trustee dated September 30, 2016, the Tenth Report of the Trustee dated October 11, 2016, the Eleventh Report of the Trustee dated October 27, 2016, the Supplement to the Eleventh Report dated November 9, 2016, the Twelfth Report of the Trustee dated December 15, 2016, the Thirteen Report of the Trustee dated March 13, 2017, the Fourteenth Report of the Trustee dated April 17, 2017, the Fifteenth Report of the Trustee dated June 28, 2017 the Sixteenth Report of the Trustee dated August 1, 2017, and this Seventeenth Report; and
- (viii) approving the fees and disbursements of the Trustee and its counsel Chaitons LLP ("**Chaitons**") as set out in herein and the fee affidavits attached as appendices hereto.

TERMS OF REFERENCE

5. In preparing this Seventeenth Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of JKDC, discussions with management and employees of JKDC and other companies within the MADY group of companies, and information received from other third-party sources (collectively, the "**Information**"). Certain of the information contained in this Seventeenth Report may refer to, or is based on, the Information. As the Information has been provided by JKDC or other parties, the Trustee has relied on the Information and, to the extent possible, reviewed

the Information for reasonableness. However, the Trustee has not audited 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 pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.

REPORTS PREVIOUSLY FILED

6. As noted above, on February 11, 2015, the Court appointed CBTL as the Trustee. Since its appointment, the Trustee has filed with the Court the First Report dated April 23, 2015 (the "**First Report**"), the Second Report dated May 15, 2015 (the "**Second Report**"), the Supplement to the Second Report dated May 26, 2015 (the "**Supplement to the Second Report**"), the Third Report dated June 1, 2015 (the "**Third Report**"), the Fourth Report dated October 8, 2015 (the "**Fourth Report**"), the Fifth Report dated December 18, 2015 (the "**Fifth Report**"), the Sixth Report dated March 15, 2016 (the "**Sixth Report**"), the Supplement to the Sixth Report dated March 31, 2016 (the "**Supplement to the Sixth Report**"), the Second Supplement to the Sixth Report dated June 28, 2016 (the "**Second Supplement to the Sixth Report**"), the Seventh Report dated June 6, 2016 (the "**Seventh Report**"), the Eighth Report dated July 22, 2016 (the "**Eighth Report**"), the Ninth Report dated September 30, 2016 (the "**Ninth Report**"), the Tenth Report dated October 11, 2016 (the "**Tenth Report**"), the Eleventh Report dated October 27, 2016 (the "**Eleventh Report**"), the Supplement to the Eleventh Report dated November 9, 2016 (the "**Supplement**

to the Eleventh Report”), the Twelfth Report dated December 15, 2016 (the “Twelfth Report”), the Thirteenth Report dated March 13, 2017 (the “Thirteenth Report”), the Fourteenth Report dated April 17, 2017 (the “Fourteenth Report”), the Fifteenth Report dated June 28, 2017 (the “Fifteenth Report”), and the Sixteenth Report dated August 1, 2017 (the “Sixteenth Report”). Copies of these reports, with appendices, can be found on the Trustee’s Website.

7. The Court previously approved the First Report, the Second Report, the Supplement to the Second Report, the Third Report, the Fourth Report, the Fifth Report, the Sixth Report, the Supplement to the Sixth Report, the Second Supplement to the Sixth Report and the Eighth Report, and the conduct of the activities of the Trustee set out therein, in Court orders granted in this proceeding. Copies of these Court orders can be found on the Trustee’s Website.
8. As a result, at this time the Trustee is seeking approval of this Seventeenth Report, along with the Seventh Report, the Ninth Report, the Tenth Report, the Eleventh Report, the Supplement to the Eleventh Report, the Twelfth Report, the Thirteenth Report, the Fourteenth Report, the Fifteenth Report and the Sixteenth Report, and the conduct and activities of the Trustee as set out therein.

BACKGROUND

9. JKDC is an Ontario corporation that was incorporated on January 30, 2008 and has its registered office located in Markham, Ontario. JKDC was incorporated for

the purpose of being the registered owner of the SUSQ Property and developer of the South Unionville Square condominium project (the "**SUSQ Project**") to be constructed on certain portions of the SUSQ Property, which is located in Markham, Ontario.

10. JKDC sought the appointment of the Trustee as it was insolvent, contractors had registered construction lien claims against title to the SUSQ Property, and the appointment was necessary to complete the closing of certain pre-sold commercial/retail units, market and sell the unsold SUSQ Property, and distribute the sale proceeds pursuant to Court order(s).
11. The SUSQ Project was to be developed and constructed by JKDC in phases, as described below.

SUSQ PROPERTY AT TIME OF TRUSTEE'S APPOINTMENT

Phase I

12. Phase I of the SUSQ Project was the development and construction of 28 residential townhomes, a T&T Supermarket, and a commercial condominium project with units for retail, restaurant, office and medical services.
13. Construction of Phase I was substantially completed on March 5, 2013 and the condominium declaration was registered on April 17, 2013, which established York Region Standard Condominium Corporation No. 1228 ("**YRSCC 1228**").
14. As of the date of the Appointment Order, JKDC was still the registered owner of the following Phase I properties (collectively, the "**Phase I Property**"):

- (a) one commercial/retail unit (legally known as unit 60, level 1) ("**Unit 60**");
- (b) eleven mall units (located on level 2) (collectively, the "**Phase I Mall Units**");
- (c) ten kiosks units (three of which are located on level 1 and the remaining eight on level 2) (collectively, the "**Phase I Kiosk Units**", and together with Unit 60 and the Phase I Mall Units, the "**Phase I Commercial Units**"); and
- (d) four (4) unsold parking units that are only accessible to the residents of the Phase I townhomes (collectively, the "**Phase I Parking Units**").

Phase II

15. Phase II of the SUSQ Project involved the two-stage development and construction of a 12-storey condominium-apartment tower, which contains residential, parking and locker units in the tower, and twenty-one (21) commercial/retail units located in, adjacent to and/or underneath the tower.
16. The first stage was the development and construction of the residential tower. Construction was substantially completed on June 10, 2014 and the residential condominium declaration was registered on September 11, 2014, which established York Region Standard Condominium Corporation No. 1265 ("**YRSCC 1265**").

17. As at the Trustee's appointment, JKDC was still the registered owner of the following Phase II residential properties (collectively, the "**Phase II Residential Property**"):
 - (a) six residential units (suites 117, 218, 827, 1216, 1521 and 1527) (collectively, the "**Phase II Residential Suites**");
 - (b) eight parking units (units 4, 26, 50, 80, 125, 178, 179 and 188 on level B) (collectively, the "**Phase II Parking Units**"); and
 - (c) six locker units (units 282, 327, 330, 333, 335 and 373 on level B) (collectively, the "**Phase II Locker Units**").
18. The second stage of the Phase II development and construction was the twenty-one commercial units (collectively, the "**Phase II Commercial Units**").
19. On January 16, 2015, the registered owner of the land where the Phase II Commercial Units were located was transferred from JKDC to YRSCC 1228. As a result, the Phase II Commercial Units now form part of YRSCC 1228.
20. As of the date of the Appointment Order, eighteen (18) of the 21 Phase II Commercial Units were subject to existing agreements of purchase and sale and were scheduled to close on February 17, 2015.
21. Pursuant to the Appointment Order, the Trustee was authorized to complete the existing agreements of purchase and sale for the 18 pre-sold Phase II Commercial Units. The Trustee was able to close the sale transactions for 16 of

the 18 Phase II Commercial Units. The remaining two sale transactions did not close due to purchaser defaults, and accordingly the sale transactions were terminated by the Trustee and the deposits were not returned to the prospective purchasers.

The Vacant Lands

22. Additionally, there was to be the planned development and construction of thirteen (13) freehold townhomes and two (2) single detached homes on vacant lands owned by JKDC and situated south of the SUSQ Project lands (the "**Vacant Lands**").
23. Although commonly referred to as Phase III of the SUSQ Project, the Trustee understands that there was to be no connection or common purpose between the SUSQ Project and the freehold townhomes and detached homes to be constructed on the Vacant Lands. A street (South Unionville Avenue) and a roundabout separates the SUSQ Project lands from the Vacant Lands. There was no intent for the purchasers of the townhomes and houses to be constructed on the Vacant Lands to have any special access to or use of the SUSQ Project.
24. JKDC and the MADY Group did not intend to build the homes to be situated on the Vacant Lands. JKDC had entered into an agreement of purchase and sale for the Vacant Lands with Primont Homes (Harmony) Inc. ("**Primont**") on November 24, 2011 and was to complete the servicing requirements for the Vacant Lands. JKDC did not complete the servicing under the agreement with

Primont and, notwithstanding extensions and amendments, a sale of the Vacant Lands was not completed by JKDC prior to the Trustee's appointment.

25. Following its appointment, the Trustee was able to negotiate a sale of the Vacant Lands to Primont, which resulted in an increase of approximately \$1.1 million in the purchase price paid by Primont as compared to the last offer Primont made to JKDC to purchase the Vacant Lands on an "as is, where is" basis.
26. The sale of the Vacant Lands by the Trustee to Primont was approved by the Court pursuant to the Approval and Vesting Order of Justice Pattillo dated May 29, 2015. The sale to Primont closed on June 12, 2015.

REALIZATIONS FROM SUSQ PROPERTY

27. Since the Trustee's appointment, it has completed sale transactions for the SUSQ Property listed below, which were previously described in detail in the Trustee's reports to the Court and approved by Court orders granted in this proceeding. The net sale proceeds for each of the properties is included below. The amounts set out below take into account direct expenses, such as real estate commissions, HST, property taxes and certain common expense amounts paid by the Trustee. Details as to how the net sale proceeds amounts were calculated are set out in the spreadsheets attached hereto respectively as **Appendices "A" through "D"**.

PROPERTY	NET SALE PROCEEDS
<u>PHASE I COMMERCIAL UNITS</u>	
Unit 60	\$731,871.47
Units 73, 74 and 75	\$83,034.38
Unit 138	\$64,012.31
Unit 146	\$67,376.87
Unit 174	\$43,040.80
Unit 181	\$42,988.07
Unit 209	\$47,923.22
Unit 250	\$47,923.25
Unit 348	\$46,940.62
Unit 361	\$59,655.44
Units 389 and 391	\$79,154.40
Unit 392	\$11,586.05
Unit 393	\$11,586.05
Unit 394	\$11,586.05
Total	\$1,348,679.23
<u>PHASE II COMMERCIAL UNITS</u>	
Units 86 & 87	\$346,424.32
Units 88 & 89	\$430,111.17
Units 90 & 91	\$477,714.75
Units 92 & 93	\$493,700.85
Unit 94	\$268,616.30
Units 95 & 96	\$309,379.84

PROPERTY	NET SALE PROCEEDS
Units 97 & 98	\$264,721.02
Unit 355	\$222,441.98
Unit 356	\$208,557.83
Unit 357	\$274,514.75
Unit 358	\$382,601.40
Unit 359	\$532,338.48
Total	\$4,211,122.69
<u>PHASE II RESIDENTIAL</u>	
Suite 117; Parking Unit 26; Locker Unit 335	\$209,863.17
Suite 218; Parking Unit 80; Locker Unit 327	\$221,638.24
Suite 827; Parking Unit 188; Locker Unit 282	\$231,616.37
Suite 1216; Parking Unit 125; Locker Unit 373	\$258,109.37
Suite 1521; Parking Unit 4; Locker Unit 330	\$240,995.59
Suite 1527; Parking Unit 50; Locker Unit 333	\$234,050.76
Total	\$1,396,273.50
VACANT LANDS	
Vacant Lands	\$1,736,150.08

28. With respect to the calculation of the net sale proceeds, the amounts for the Phase II Residential Property listed above take into account amounts paid by the Trustee to YRSCC 1265 on the closing of each application sale transaction for common expense amounts that had accrued since the Trustee's appointment, along with pre-appointment common expense amounts that YRSCC 1265 was

entitled to receive payment of as a result of registering liens against title to the property under the *Condominium Act, 2001*.

29. The Trustee continues to market for sale the following SUSQ Property:
- (a) five Phase I Commercial Units (three mall units and two kiosk units);
 - (b) four Phase I Parking Units;
 - (c) three Phase II Commercial Units; and
 - (d) two Phase II Parking Units.

REALIZATIONS FROM NON-SUSQ PROPERTY

Letters of Credit Funds

30. As previously reported, JKDC was required to arrange for the issuance of letters of credit ("LCs") in connection with its obligations to complete certain works pursuant to site plan, construction and other agreements.
31. JKDC arranged for its senior lender, Laurentian, to issue the required LCs, and JKDC posted cash collateral with Laurentian in support of the LCs. The cash collateral was advanced to JKDC by Laurentian under its letters of credit facility discussed below.
32. As at the date of the Trustee's appointment, there were eleven (11) irrevocable standby LCs outstanding with a total aggregate value of \$3,038,273.54.
33. The Trustee retained third party professional consultants and trades to complete the outstanding works in order to obtain the required certifications that would

result in a release of the LCs and the return to the Trustee of the cash collateral held by Laurentian.

34. As detailed in the R&D Statement discussed below, the Trustee has received \$1,758,457.84 in net LC proceeds from Laurentian in connection with released LCs. Prior to releasing funds to the Trustee, Laurentian retained an aggregate amount of \$231,742.62 on account of fees, which includes \$62,704.84 used by LBC to pay the invoices of its legal and other advisors.
35. As detailed in the Sixth Report, in December 2015, the Trustee was notified by Laurentian that it did not wish to continue to extend the outstanding LCs as they came up for renewal. The Trustee negotiated arrangements with TD Bank to issue replacement LCs.
36. The Trustee sought this Court's approval of the arrangements it had entered into with TD Bank, which was granted pursuant to the Order of The Honourable Madam Justice Conway dated March 22, 2016.
37. The Trustee completed the transaction with LBC and TD Bank, and the LCs that had been issued by Laurentian were terminated and replaced by TD Bank issued LCs. Additionally, the cash collateral held by Laurentian, after payment of Laurentian's fees and costs, was transferred to TD Bank to secure the replacement letters of credit.
38. As of the date of this Seventeenth Report, the Trustee has recovered \$1,990,200.46 in gross proceeds that were used as cash collateral to secure

LCs. There are currently seven (7) LCs outstanding with a face value of \$995,028.24.

39. The Trustee has completed all works required in favour of the beneficiaries of these LCs. The maintenance period for two of the remaining LCs expires November 24, 2017, and the Trustee expects to receive approximately \$81,367.20 in cash collateral at that time. The Trustee is waiting for confirmation of the maintenance periods for the five remaining LCs with an aggregate face value of \$913,661.04. The estimated proceeds from these remaining LCs will be reduced for any additional maintenance required by the City of Markham over the maintenance period, and increased for any interest earned on the cash collateral held by TD Bank.

Deposit Funds

40. As detailed below, Aviva Insurance Company of Canada ("**Aviva**") issued certain Tarion bonds and deposit insurance facilities to JKDC in connection with the construction of the SUSQ Project and JKDC's obligations under the *Ontario New Home Warranties Act*. In connection with the deposit insurance facilities, JKDC granted Aviva a security interest in all deposits being held by its lawyers, Harris, Sheaffer LLP, as escrow agent (the "**Escrow Agent**").
41. The Trustee has been informed by the Escrow Agent that it holds in escrow an aggregate amount of \$873,734.62 as of September 20, 2017, which represents deposits received by JKDC from purchasers (plus accrued interest) and still held in escrow as security for JKDC's outstanding obligations to Aviva.

42. As noted below, JKDC's obligations to Aviva have been reduced to \$120,000 and as a result, the Trustee has requested that Aviva direct the Escrow Agent to deliver \$724,881.05 to the Trustee, which is the amount being held in escrow in excess of the \$120,000 plus outstanding amounts for bond premiums and legal costs of the Escrow Agent.

Management Office

43. As noted above, on April 17, 2013, JKDC registered a declaration with respect to the Phase I commercial/retail condominium units, along with the residential townhouse units (the "**Phase I Declaration**").
44. As a result of the registration, YRSCC 1228 was established and JKDC became the registered owner of all of the Phase I condominium units.
45. Section 4.6 of the Phase I Declaration provides that Unit 50 on level 2 (the "**Management Unit**") was to be used as the office for the property manager appointed by YRSCC 1228, and YRSCC 1228 was to purchase the Management Unit from JKDC for a purchase price of \$200,000 exclusive of HST. YRSCC 1228 was to give a VTB mortgage to JKDC for the full purchase price.
46. A Transfer and a Charge were registered on title to the Management Unit on May 14, 2014 (the "**Management Unit Charge**"). In accordance with the Phase I Declaration, the Management Unit Charge has an eleven (11) year term, which bore no interest for the first year of the term and thereafter, for the balance of the term, bears interest at a fixed rate of interest being four (4.0%) percent over the Government of Canada Bond Yield in effect on April 17, 2013, calculated semi-

annually, not in advance. Blended monthly installments on account of principal and interest were to be computed based on an amortization period of ten (10) years and payable commencing on the thirteenth month following April 17, 2013.

47. To date, the Trustee has received all required payments from YRSCC 1228. Given that the term of the Management Unit Charge far exceeds the expected duration of this proceeding, the Trustee has suggested to YRSCC 1228 that it consider taking steps to re-finance the mortgage. YRSCC 1228 representatives have advised the Trustee that they are looking into re-financing alternatives.

CREDITORS

Mortgagees / Secured Creditors

48. As has been previously reported to the Court, the following parties registered mortgages against portions of the Property:
- (a) Laurentian Bank of Canada (“**LBC**” or “**Laurentian**”);
 - (b) Am-Stat;
 - (c) MZG; and
 - (d) Aviva.
49. Additionally, as at the time of the commencement of this proceeding, Laurentian, Am-Stat and Aviva had registered financing statements against the personal property of JKDC in accordance with the *Personal Property Security Act*.

Laurentian

50. The development and construction of SUSQ Project was financed by credit facilities made available to JKDC by Laurentian. Laurentian was granted, among other things:
- (a) a charge/mortgage in the principal amount of \$45,000,000;
 - (b) a charge/mortgage in the principal amount of \$3,600,000;
 - (c) a charge/mortgage in the principal amount of \$2,400,000; and
 - (d) a general security agreement and a deposit trust agreement.
51. The \$3.6 million collateral charge was granted by JKDC over certain of the Phase I Property (the “**\$3.6 Million Charge**”) with respect to the indebtedness of 144 Park Ltd. (“**144 Park**”), a company related to JKDC. This charge was subsequently assigned by Laurentian to MZG.
52. The \$2.4 million charge was granted by JKDC over certain of the SUSQ Property; however, Laurentian has confirmed there is no outstanding indebtedness or obligations that are secured by this charge.

Am-Stat

53. As has been previously reported, the Trustee understands that Am-Stat advanced \$10.0 million to JKDC and a related company, Milliken Development Corporation, in September 2013.

54. As security for its indebtedness to Am-Stat, JKDC granted a \$10.0 million charge, which was registered against certain of the Property in August 2013 (the "**Am-Stat Charge**"). Additionally, JKDC granted a general security agreement in favour of Am-Stat.
55. As previously reported, the Trustee obtained an opinion from Chaitons that confirmed that, subject to standard qualifications and assumptions, the Am-Stat Charge was a valid and enforcement charge against the SUSQ Property it was registered against and the proceeds thereof.
56. As noted below, Am-Stat received a distribution of \$1.2 million from the Trustee from the net sale proceeds of the Vacant Lands on July 7, 2017 in accordance with the Order of Justice Conway dated July 4, 2017.
57. Am-Stat has informed the Trustee that, as of September 20, 2017, it was owed \$5,775,017.69 by JKDC, as set out in the statement attached hereto and marked as **Appendix "E"**.
58. In addition to the Am-Stat Charge, the Trustee has obtained an opinion from Chaitons that, subject to usual qualifications and assumptions, Am-Stat has valid and enforceable security against the personal property of JKDC.

MarshallZehr

59. MarshallZehr provided construction financing to 144 Park. As collateral security for payment by 144 Park of its indebtedness to MarshallZehr, JKDC granted a charge/mortgage in the principal amount of \$8,000,000, which charge/mortgage

was registered on title to certain of the Phase I Commercial Units (the “**MZG Charge**”).

60. The Trustee had obtained an opinion from Chaitons that confirmed that, subject to standard qualifications and assumptions, the MZG Charge is a valid and enforcement charge against the SUSQ Property it was registered against and the proceeds thereof.
61. MarshallZehr has informed the Trustee that, as of September 20, 2017, it was owed approximately \$5.72 million by 144 Park, which is secured by the MZG Charge.

Aviva

62. In connection with the proposed development of the SUSQ Project, JKDC obtained residential and commercial deposit insurance facilities, and Tarion Warranty Corporation (“**Tarion**”) Bonds totalling \$5.3 million from Aviva. The facilities and the Tarion Bonds were obtained to satisfy and secure JKDC’s deposit and warranty obligations under the *Ontario New Home Warranties Plan Act*. JKDC also entered into an indemnity agreement in favour of Aviva and agreed to indemnify Aviva from any losses or claims Aviva may suffer in connection with the issuance of the Bonds.
63. JKDC granted security to Aviva with respect to its indemnification obligations, including a \$30.0 million charge and a \$16.5 million charge registered over certain of the Property, and a security interest over all deposits held by the Escrow Agent.

64. Since its appointment, the Trustee has spent considerable time and effort to arrange for the necessary steps to be completed so that the outstanding Tarion bonds could be reduced.

65. As a result of its efforts, the Trustee was recently informed by Tarion that the only remaining Tarion Bonds was reduced in favour from \$1.5 million to \$120,000, being \$20,000 per each Phase II Residential Suite sold by the Trustee during this proceeding.

66. The following chart sets out the mortgages registered in favour of the above-noted mortgagees and the portions of the Property that the mortgages were registered against:

Mortgagee	Mortgage	Mortgaged Property
Aviva	\$30.0 million charge	Phase I Commercial Units; Phase I Parking Units; Phase II Commercial Units
	\$16.5 million charge	Phase II Commercial Units; Phase II Residential Suites; Phase II Parking Units; Phase II Locker Units
LBC	\$45.0 million charge	Phase II Commercial Units; Phase II Residential Units; Phase II Parking Units; Phase II Locker Units; Vacant Lands
	\$3.6 million charge	Phase I Commercial Units (except for three Phase I Kiosk Units)
	\$2.4 million charge	Phase I Commercial Units (except for three Phase I Kiosk Units)
MarshallZehr	\$8.0 million charge	Phase I Commercial Units (except for three Phase I Kiosk Units)
Am-Stat	\$10.0 million charge	Phase II Commercial Units, Phase II Residential Suites; Vacant Lands

Construction Lien Claims

67. Construction liens totalling approximately \$3.7 million were registered against the Property by eighteen (18) parties (collectively, the “**Construction Lien Claimants**”).
68. Pursuant to the Order (re Lien Claims Process) of Justice Pattillo dated May 1, 2015, the Trustee was ordered to implement and administer a lien claims process with respect to condominium liens and with respect to construction liens (the “**Construction Lien Claims Process**”).
69. As at the date of the Trustee’s appointment, no funds were being held by JKDC with respect to the ten per cent (10%) basic holdback established under section 22 of the *CLA* (the “**Basic Holdback**”).
70. As previously reported to the Court, and pursuant to Court orders, granted in this proceeding, the Trustee has made distributions in the aggregate sum of \$1,354,672.72 to all but two of the Construction Lien Claimants on account of the deficiency in the Basic Holdback.
71. The remaining two Construction Lien Claimants are Sreen and Downsview.
72. Sreen’s construction lien with respect to painting and wallpaper services and materials supplied to JKDC. Its construction lien was only registered against two parcels of the Vacant Lands.

73. Sereen submitted a claim to the Trustee in the Construction Lien Claims Process. Sereen's claim was disallowed by the Trustee for a number of reasons. Sereen notified the Trustee that it wished to appeal the Trustee's disallowance.
74. Pursuant to Court orders granted in this proceeding, the Trustee has been holding a reserve of \$49,445 with respect to Sereen's holdback claim from the net sale proceeds of the Vacant Lands.
75. On August 23, 2017, Sereen confirmed in writing, through its counsel, that it no longer intended to appeal the Trustee's disallowance of its claim. As a result, there is no longer a need for the Trustee to maintain a reserve, and requests that the Court authorize it to release these funds, plus any accrued interest, from reserve.
76. Downsvew supplied certain landscaping and other services and materials to JKDC with respect to the SUSQ Project. The Trustee and Downsvew have exchanged numerous correspondences with respect to matters related to Downsvew claim. The Trustee has been holding net sale proceeds from the Phase II Commercial Units equal to \$199,756.53 in a reserve pursuant to a Court order issued in this proceeding in connection with Downsvew's holdback claim.
77. The Trustee and Downsvew have agreed, subject to Court approval, that the Trustee will distribute \$135,000 to Downsvew from the funds currently held in reserve in connection with Downsvew's construction lien holdback claim. Accordingly, the Trustee requests that the Court authorize it to distribute \$135,000 to Downsvew from the funds currently being held in reserve, and

authorize the release to the Trustee of the remaining funds that were being held in reserve of \$64,756.53 plus any accrued interest.

78. Additionally, one Construction Lien Claimant, Guest Tile Inc. ("**Guest Tile**"), registered its construction lien claim against all of the SUSQ Property, including certain property that is not subject to any mortgage with amounts outstanding. As a result, Guest Tile was entitled to payment of an amount equal to the full principal amount of its claim, being \$249,916.12. The Trustee has paid this amount to Guest Tile from the net sale proceeds of the SUSQ Property pursuant to Court orders granted in this proceeding.
79. Guest Tile has taken the position that it is entitled to payment of its costs, and an interest amount, in connection with its construction lien claim, and that it should be paid these amounts from the property subject to its lien that is not encumbered by the claims of other parties.
80. Guest Tile has delivered a bill of costs setting out a partial indemnity amount of approximately \$27,000. In the Trustee's view, this amount is not proportionate to the amount of Guest Tile's claim and the steps taken by Guest Tile in this proceeding, and is of the view that a more appropriate amount of costs is \$23,500. The Trustee understands that, to date, Guest Tile has not agreed to accept this amount in connection with its costs claim. In the event an amount is agreed to by the parties, the Trustee will distribute funds to Guest Tile from the net sale proceeds of the three Phase I Kiosks located on level 1 of the mall, as

no other party has an amount outstanding with respect to encumbrances registered against tile to those units other than Guest Tile.

81. With respect to its interest claim, the Trustee has been advised by Chaitons that the CLA provides that a construction lien claim cannot include any amount on account of interest. The Trustee understands that Guest Tile's counsel has conceded this point, but is of the view that, but for the commencement of this proceeding, it could have taken steps to obtain judgment against JKDC and registered a writ against the SUSQ Property, which would have entitled it to received an amount on account of interest.

82. The Trustee, through its counsel Chaitons, has informed Guest Tile that, as there has been a stay of proceeding in effect since February 2015, Guest Tile was never in a position to obtain judgment against JKDC, and that any interest claim it may have against JKDC is an unsecured claim. The Trustee has informed Guest Tile that it opposes payment of any amount to it on account of interest, even if the claim is paid from SUSQ Property not otherwise encumbered, as such payment would constitute a unjust preference in relation to the other unsecured creditors of JKDC that will not be receiving any amount on account of their unsecured claims. If necessary, the Trustee is prepared to bring a motion for advice and direction so that this issue may be fully argued before the Court.

Priority Resolution Process

83. As has been previously reported to the Court, as a result of disputes between certain mortgagees and Construction Lien Claimants, it was necessary to

establish a procedure to adjudicate the priority dispute with respect to the entitlement of the Construction Lien Claimants to amounts in excess of the Basic Holdback. Such a procedure was established pursuant to the Order of Justice Wilton-Siegel dated June 30, 2016.

84. A hearing was held before Justice Wilton-Siegel on October 7 and 11, 2016. Pursuant to the Order of Justice Wilton-Siegel dated December 7, 2016, the Court held that:

- (a) the professional fees associated with the LBC \$45.0 million charge has priority over the claims of the Construction Lien Claimants with respect to the net sale proceeds of the SUSQ Property subject to such charge;
- (b) the claim of Guest Tile with respect to the Phase I Commercial Units for amounts in excess of the Basic Holdback has priority over the LBC \$3.6 Million Charge that had been assigned by LBC to MZG; and
- (c) the Am-Stat \$10.0 million Charge has priority over the claims of Construction Lien Claimants for amounts in excess of the Basic Holdback with respect to the net sale proceeds of the SUSQ Property subject to such charge.

85. The Construction Lien Claimants sought and obtained leave to appeal to the Divisional Court with respect to the Court's determination with respect to the priorities dispute.

86. The appeal was heard by the Divisional Court on May 29, 2017. The Divisional Court dismissed the appeal, as set out in its Decision dated June 2, 2017.
87. The Trustee understands that the period for the Construction Lien Claimants to commence a motion for leave to appeal to the Court of Appeal has expired and no such motion has been brought by the parties.
88. A number of parties have submitted costs submissions to Justice Wilton-Siegel. None of the parties have sought costs against the Trustee with respect to the motions heard by Justice Wilton-Siegel.

TRUSTEE'S ACTIVITIES SINCE THE SIXTH REPORT

89. The Trustee has undertaken the following activities in accordance with the Appointment Order since the date of the Sixth Report:
- (a) attending to all matters to in connection with determining the priorities of creditors;
 - (b) attending to all matters in connection with the sale and closing of Units:
 - (i) Phase I Commercial – Units 392, 393, 394, 209, 250, 146, 389, 391, 361, 348, 138, 174 and 181
 - (ii) Phase II Commercial – Units 92 and 93
 - (iii) Phase II Residential – Suites 117, 218, 827 and 1527

- (c) attending numerous calls with Chaitons regarding the Trustee's motions with respect to matters detailed in the Trustee's Seventh through Seventeenth Reports;
- (d) attending to numerous discussions, emails and meetings with representatives of Tarion and YRSCC 1265 regarding completion of the common element Performance Audit deficiencies required under Tarion's Builder's Bulletin 49 related to the Phase II condominium tower and parking units in order to eliminate the remaining \$1.5 million Phase II bond issued by Aviva in favour of Tarion;
- (e) attending numerous site meetings with third party consultants and contractors to review various issues, including items related to warranty coverage by Tarion and the status of work in progress;
- (f) doing all things necessary to rectify Tarion warranted in-suite and common area deficiencies, including approving quotes for services and materials, discussing specific issues with on-site personnel and facilitating payments, as appropriate, to trades and consultants;
- (g) entering into negotiations with YRSCC 1265 representatives resulting in a settlement agreement, signed release and Aviva's agreement to release its security;

- (h) respond to homeowners' requests to review items they claimed to be covered under warranty and coordinate repairs as required resulting in no outstanding warranty claims at this time;
- (i) ongoing meetings with representatives of Masongsong Associates Engineering Ltd ("**Masongsong**") to assist the Trustee in its oversight of the requisite work required to fulfill obligations to The Corporation of the City of Markham ("Markham") in order to obtain reductions/releases of the remaining LCs;
- (j) doing all things necessary to coordinate repairs and complete outstanding work in order to comply with obligation to Markham, as set out in the various agreements and supported by the LCs;
- (k) working with its engineering consultants to finalize all documentation required by Markham including meetings, correspondence and preparing applications for LC reductions;
- (l) doing all things necessary to approve and pay for ongoing costs related to the units available for sale, including insurance, occupancy fees and property taxes;
- (m) doing all things necessary to replace Laurentian as the LC provider with TD Bank, including obtaining the required approval form;

- (n) doing all thing necessary to retain a new realtor including revising the listing prices, approving a marketing programme and negotiating/signing various agreements;
- (o) engage in ongoing discussions with Century 21 representatives to review numerous offers received and obtaining market updates;
- (p) advertising the four townhome parking spaces and two residential condominium tower parking spaces for sale to the existing owners and to YRSCC 1228 and YRSCC 1265;
- (q) collect a receivable of \$34,982.13 pursuant to a demand letter issued by the Trustee to the purchaser of a Phase I commercial unit;
- (r) collect amounts owed to the Trustee by YRSCC 1228 under the Management Unit Charge;
- (s) receive \$25,729 held by the Escrow Agent pursuant to a release agreement entered into by the Trustee with the former purchaser (Jiang) of Unit 60;
- (t) attending to calls with mortgagees and providing information;
- (u) responding to enquiries from unsecured creditors;
- (v) reviewing, negotiating and approving documentation from prospective purchasers;

- (w) reviewing lien claims and supporting documentation from lien claimants, comparing information submitted to the books and records of JKDC, preparing a reconciliation and providing documentation in support of JKDC's position to the lien claimants;
- (x) attending to voluminous discussions and emails with property managers for Phase I and II commercial and residential units regarding repairs, maintenance and other issues;
- (y) posting the Vesting Orders and other required documentation to the Trustee's website; and
- (z) doing all other things necessary with respect to the Trustee's mandate under the Appointment Order and the CLA.¹

STATEMENT OF RECEIPTS AND DISBURSEMENTS

90. Attached hereto as **Appendix "F"** is the Trustee's Statement of Receipts and Disbursements for the period from February 11, 2015 to September 8, 2017 (the "**R&D Statement**").
91. As indicated in the R&D Statement, the Trustee has an Excess of Receipts over Disbursements of \$4,926,702.46 as at September 8, 2017. The Trustee proposes to make distributions to entitled creditors after maintaining reserves for future costs, as discussed below.

¹ Significant details as to the activities of the Trustee can be found in the narratives contained in the Trustee's invoices, which are included as an exhibit to the Affidavit of Bryan Tannenbaum attached hereto as an appendix.

92. The proposed distributions take into account an allocation of the administrative costs of the Trustee in connection with this proceeding across the SUSQ Property. The amounts allocated to the SUSQ Property is detailed in charts appended hereto and discussed below with respect to the proposed distributions to MZG and Am-Stat.

DISTRIBUTION OF PROCEEDS

MZG

93. As noted above, MZG is the assignee of Laurentian's \$3.6 Million Charge and is the mortgagee under the MZG Charge, both of which are registered against certain of the Phase I Commercial Units.
94. As set out in the Estimated Property Realizations Charts, the Trustee is holding net sale proceeds totalling \$1,348,679.43 from the sale of Phase I Commercial Units and \$1,265,644.60 of this was secured by the MZG Charge.
95. Attached hereto as **Appendix "G"** hereto is a chart that sets out the calculation for an interim distribution to MarshallZehr in the amount of \$800,000. This amount is based on the Net Sale Proceeds in the Property Realization Chart less costs incurred for units available for sale, an allocation of administrative costs and court ordered payments to prior ranking creditors;

Am-Stat

96. As noted above, Am-Stat has provided a mortgage statement that indicates that it is owed in excess of \$5.7 million by JKDC as at September 20, 2017.

97. As set out in the Estimated Property Realizations Charts, the Trustee is holding net sale proceeds totalling \$4,211,122.69 from the sale of Phase II Commercial Units, \$1,396,273.50 from the sale of Phase II Residential Units and \$1,736,150.08 from the sale of the Phase III vacant land. In addition, there is \$2,891,431.11 in Non-Property Proceeds.
98. Attached hereto as **Appendix "H"** is a chart that sets out the calculation for an interim distribution to Am-Stat in the amount of \$3,000,000. This amount is based on the Net Sale Proceeds in the Property Realization Chart less costs incurred for units available for sale, an allocation of administrative costs and court ordered payments to prior ranking creditors.

YRSCC 1228

99. As noted above, the Trustee has completed the sale of a number of the Phase I Property during the course of its appointment. Each of the Phase I units were subject to condominium liens registered on title by YRSCC 1228 in connection with unpaid common expenses owing with respect to the property at the time of the Trustee's appointment, and at the time of the completion of the sale transactions for each of the units.
100. As part of the closing of the sale transactions, the Trustee paid out of the gross sale proceeds common expenses arrears that had arisen since its appointment. However, to date, the Trustee has not distributed any amounts to YRSCC 1228 in connection with amounts secured by its condominium liens as YRSCC 1228

had failed to serve notices of its liens to Aviva as mortgagee in contravention of the provisions of the *Condominium Act, 2001*.

101. However, as noted above, the obligations owed by JKDC to Aviva have been reduced to \$120,000 and there are sufficient deposits being held by the Escrow Agent to fully secure this amount. As a result, Aviva will not be required to rely on its mortgages registered against the SUSQ Property to satisfy the outstanding obligations to it.
102. Given the fact that Aviva will not be looking to the Phase I Property proceeds under its mortgages, it is no longer necessary for the Trustee to refrain from distributing the aggregate amount of \$40,159.71 to YRSCC 1228 from the net sale proceeds of the Phase I Property with respect to its registered condominium liens. As a result, the Trustee is requesting that the Court authorize to proceed with this proposed distribution.

LBC

103. As noted above, one of the issues before Justice Wilton-Siegel in connection with the priority motions was whether Laurentian was entitled to payment of its legal fees and disbursements from the net sale proceeds subject to its \$45 million charge. Justice Wilton-Siegel held that LBC was entitled to payment of its fees and disbursements.
104. The Trustee understands that LBC is seeking payment of approximately \$100,000 from the net sale proceeds of SUSQ Property subject to the \$45 million charge. This amount is in addition to the approximately \$62,000 of legal fees

and disbursements that Laurentian satisfied from funds it was holding in connection with the LCs.

105. The Trustee has been informed that Am-Stat does not agree with LBC's entitlement to the net sale proceeds of SUSQ Property subject to the \$45 million charge. As a result, the Trustee is not in a position to seek Court approval of a distribution to LBC, and will hold a specific reserve of \$96,595.30 with respect to this matter, as that was the last amount provided by counsel to LBC.

FEES AND DISBURSEMENTS OF THE TRUSTEE AND ITS COUNSEL

106. Pursuant to paragraph 18 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 19 of the Appointment Order, the Trustee and its counsel shall pass their accounts.
107. The total fees for the Trustee for the period from February 1, 2016 to July 31, 2017 were \$504,701 plus disbursements of \$2,354.20 plus HST of \$65,917.21 for a total of \$572,972.31. The time spent by the Trustee is more particularly described in the Affidavit of Bryan A. Tannenbaum sworn September 13, 2017, which is attached hereto and marked as **Appendix "I"**. This affidavit contains a summary of the invoices that set out the services provided during this time period.
108. The total fees of Chaitons, as insolvency counsel to Trustee, for the period from January 1, 2015 to August 31, 2017 were \$362,104.50 plus disbursements of

\$20,127.29 plus HST of \$48,522.39 for a total of \$430,754.18. The time spent is more particularly described in the Affidavit of Harvey Chaiton sworn September 25, 2017, which is attached hereto and marked as Appendix "J". This affidavit contains a summary of the invoices that set out the services provided during this time period.

TRUSTEE'S REQUEST TO THE COURT

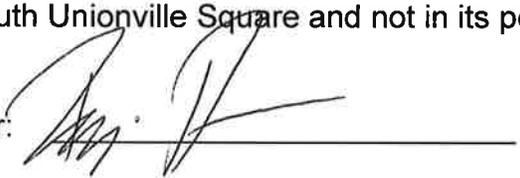
109. The Trustee requests that the Court grant orders described in paragraph 4 above.

All of which is respectfully submitted to this Court as of the 25th day of September, 2017.

COLLINS BARROW TORONTO LIMITED

In its capacity as Trustee under the Construction Lien Act of Jade-Kennedy Development Corporation as owner of South Unionville Square and not in its personal capacity

Per: _____



Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
President

APPENDIX “A”

Jade-Kennedy
 Calculation of Net Proceeds on Sale
 Phase I Commercial Units Sold as at Sept. 8/17

Unit	Closing Date	Purchaser	Closing Proceeds	HST	Price Net of HST	Realtor Commissions	Condo Fees Pd.	Total Realty Taxes	Total Direct Costs	Net Proceeds
Marshall Zehr										
60	Oct. 30/15	2345297 Ont.	\$800,190.82	\$0.00	\$800,190.82	\$31,947.44	\$13,810.75	\$22,561.15	\$68,319.35	\$731,871.47
146	Mar. 31/17	Icon Products Inc.	102,673.46	0.00	102,673.46	20,000.00	6,537.80	8,758.79	\$35,296.59	67,376.87
209	Mar. 30/17	Youhuan Huang	78,487.02	0.00	78,487.02	20,000.00	4,522.90	6,040.90	\$30,563.80	47,923.22
250	Mar. 30/17	Youhuan Huang	78,487.02	0.00	78,487.02	20,000.00	4,522.87	6,040.90	\$30,563.77	47,923.25
392	Mar. 31/17	F. Y. Chan/L. N. M. Wong	20,455.57	2,340.00	18,115.57	5,000.00	806.04	723.48	\$6,529.52	11,586.05
393	Mar. 31/17	F. Y. Chan/L. N. M. Wong	20,455.57	2,340.00	18,115.57	5,000.00	806.04	723.48	\$6,529.52	11,586.05
394	Mar. 31/17	F. Y. Chan/L. N. M. Wong	20,455.57	2,340.00	18,115.57	5,000.00	806.04	723.48	\$6,529.52	11,586.05
389/391	Apr. 27/17	Wai-Chi Jeffery Lee	96,234.92	0.00	96,234.92	10,000.00	5,583.20	1,497.32	\$17,080.52	79,154.40
361	May 30/17	10185370 Canada Inc.	92,226.93	0.00	92,226.93	20,000.00	6,323.61	6,247.88	\$32,571.49	59,655.44
348	Jul. 5/17	Albert Sun K. Mak	76,709.94	0.00	76,709.94	18,500.00	5,228.42	6,040.90	\$29,769.32	46,940.62
138	Aug. 17/17	2587409 Ontario Inc.	94,886.36	0.00	94,886.36	13,500.00	8,615.26	8,758.79	\$30,874.05	64,012.31
174	Aug. 17/17	Modesty Group Inc.	67,932.82	0.00	67,932.82	13,500.00	5,351.12	6,040.90	\$24,892.02	43,040.80
181	Aug. 17/17	Modesty Group Inc.	67,933.78	0.00	67,933.78	13,500.00	5,404.81	6,040.90	\$24,945.71	42,988.07
Total MarshallZehr			\$1,617,129.78	\$7,020.00	\$1,610,109.78	\$195,947.44	\$68,318.87	\$80,198.87	\$344,465.18	\$1,265,644.60
General										
73/74/75	Oct. 20/15	2408373 Ont.	88,313.88	0.00	88,313.88	\$3,532.56	211.96	1,534.53	\$5,279.05	\$83,034.83
Total			\$1,705,443.66	\$7,020.00	\$1,698,423.66	\$199,480.00	\$68,530.83	\$81,733.40	\$349,744.23	\$1,348,679.43

Notes

1. Information extracted from the Statement of Adjustments, bills for realty tax arrears, condo fees and arrears and realtor commissions
2. MarshallZehr does not have a mortgage registered on Units 73, 74 and 75

APPENDIX “B”

Jade Kennedy
Calculation of Net Proceeds on Sale
Phase II Commercial Units sold prior to Feb. 11/15, closed by Trustee

Unit #	Closing Date	Purchaser	Closing Proceeds	Deposits Released	Total Proceeds Received	Common Expense (1)	Cheque from Harris Sheaffer collected	2014 Realty	2015 Realty	Net Proceeds
								Taxes collected (2)	Taxes collected (2)	
Unit 95/96, Level A	Feb. 17/15	2452252 Ontario Ltd	\$297,812.99	\$22,325.00	\$320,137.99	\$1,349.11	\$318,788.88	\$1,557.08	\$7,851.96	\$309,379.84
Unit 97/98, Level A	Feb. 17/15	Mei-lan Wu	251,159.20	23,829.00	274,988.20	1,306.68	273,681.52	1,482.85	7,477.65	\$264,721.02
Unit 357, Level 1	Feb. 17/15	Wai Sze Yip	266,034.14	17,447.50	283,481.64	839.22	282,642.42	1,345.03	6,782.64	\$274,514.75
	Feb. 17/15	Total proceeds from 5 units	\$ 815,006.33	\$ 63,601.50	\$ 878,607.83	3495.01	875,112.82	4,384.96	22,112.25	848,615.61
Unit 358, Level 1	Feb. 20/15	2438190 Ontario Corporation	341,048.32	53,420.00	394,468.32	1,112.73	393,355.59	1,779.68	8,974.51	\$382,601.40
Unit 86 /87, Level A	Feb. 24/15	1808718 Ontario Ltd.	330,309.64	27,705.00	358,014.64	1,552.27	356,462.37	1,117.28	8,920.77	\$346,424.32
Unit 356, Level 1	Feb. 25/15	Xiao Lin Lin	197,911.69	18,061.50	215,973.19	695.32	215,277.87	1,112.08	5,607.96	\$208,557.83
Unit 88/89, Level A	Feb. 27/15	K. Y. Woo/A. & W. Lam	343,381.66	98,250.00	441,631.66	1,552.27	440,079.39	1,047.45	8,920.77	\$430,111.17
Unit 90/91, Level A	Mar. 9/15	Y.Y. Chan, M. Chan, W. K. Wo	365,056.03	125,800.00	490,856.03	2,701.32	488,154.71	1,162.01	9,277.95	\$477,714.75
Unit 94, Level A	Mar. 9/15	2453408 Ontario Ltd.	240,476.81	35,450.00	275,926.81		275,926.81	1,209.80	6,100.71	\$268,616.30
Unit 359, Level 1	Mar. 20/15	Jin Zhang	407,780.23	137,500.00	545,280.23	1,420.46	543,859.77	1,906.63	9,614.66	\$532,338.48
Unit 355, Level 1	Apr. 7/15	Chunyu Zhou	227,348.87	0.00	227,348.87	400.99	226,947.88	0.00	4,505.90	\$222,441.98
Total			\$3,268,319.58	\$559,788.00	\$3,828,107.58	\$12,930.37	\$3,815,177.21	\$13,719.89	\$84,035.48	\$3,717,421.84

Notes

1. The vendor is responsible to pay common area charges to closing. Closing proceeds were adjusted for this.
2. As per the Statements of Adjustments, the vendor has undertaken to pay 2014 and 2015 realty taxes. The Purchaser has remitted its share to the Trustee as part of the closing proceeds to be held in trust. The Trustee has remitted the amounts collected from the Purchasers to the City.
3. No commissions were paid as these obligations were incurred prior to the Trustee's appointment

Jade Kennedy
 Calculation of Net Proceeds on Sale
 Phase II Commercial Units sold by Trustee
 at Sept. 8/17

Unit #	Closing Date	Purchaser	Closing Proceeds	HST collected	Net Price	Realtor Commission	Condo Fees Pd.	Total Realty Tax	Total Direct Costs	Net Proceeds
Unit 92/93,	Jan. 19/17	10028410 Canada Inc.	\$561,146.52	\$0.00	\$556,842.55	\$22,396.00	26,204.80	\$14,540.90	\$63,141.70	\$493,700.85

Notes

1. Information extracted from the Statement of Adjustments and bills for realty tax arrears, condo fees and arrears and realtor commissions

APPENDIX “C”

Jade Kennedy
 Calculation of Net Proceeds on Sale
 Phase II Residential Units at Sept. 8/17

Unit	Closing Date	Purchaser	Consideration per SOA	HST collected	Price Net of HST	Net Proceeds		Realty Tax Arrears	Realtor Commission	Condo Fees Pd.	Realty Taxes Pd	Net Proceeds
						Condo Fee Arrears	Before Realtor commissions					
1521	Apr. 28/16	A. Ling-Ling Yuen	\$283,248.08	\$13,934.22	\$269,313.86	\$9,250.00	\$260,063.86	\$1,296.91	\$10,718.63	\$4,970.02	\$2,082.71	\$240,995.59
827	Jun. 10/16	Kwan Tai Lee	273,294.95	13,444.87	259,850.08	8,754.48	\$251,095.60	1,206.70	10,880.00	5,466.88	1,925.65	\$231,616.37
218	Jun. 16/16	C. and R. Chow	263,134.24	12,950.57	250,183.67	8,948.79	\$241,234.88	1,292.53	10,480.00	5,771.20	2,052.91	\$221,638.24
1216	Aug. 3/16	K and S. Liao	303,551.33	14,922.81	288,628.52	8,948.48	\$279,680.04	1,282.45	11,479.09	6,236.30	2,572.83	\$258,109.37
1527	Oct. 17/16	Z. S. Yue/W. Peiling	281,595.46	13,840.29	267,755.17	11,649.67	\$256,105.50	1,292.53	10,646.39	7,076.40	3,039.42	\$234,050.76
117	Nov. 15/16	H. Kersey	256,367.03	12,604.56	243,762.47	12,155.30	\$231,607.16	1,292.53	9,695.82	7,574.70	3,180.94	\$209,863.17
Total			\$1,661,191.09	\$81,697.32	\$1,579,493.77	\$59,706.72	\$1,519,787.04	\$7,663.65	\$63,899.93	\$37,095.50	\$14,854.46	\$1,396,273.50

Notes

1. Information extracted from the Statement of Adjustments and final bills for realty tax arrears, condo fees and arrears and realtor commissions

APPENDIX “D”

Jade Kennedy
Calculation of Net Proceeds on Sale
Phase III Vacant Land sold by Trustee
at Sept. 8/17

Sold to	Sale Proceeds	Realty Tax Arrears	Appraisal Fees	Net Proceeds
Primont	\$1,750,488.73	(\$11,743.65)	(\$2,595.00)	\$1,736,150.08

APPENDIX ‘E’

Am-Stat Corporation

121 King Street West, Suite 2150

Toronto, Ontario M5H3T9

Tel. 416-943-0808; Fax. 416-943-0811

*(Licenced by Brokerage License No. 10066 and Administrator Licence No. 11254
under the Mortgage Brokerages, Lenders and Administrators Act, 2006)*

MORTGAGE STATEMENT FOR INFORMATION PURPOSES

TO: Collins Barrow Toronto Limited
AND TO: Chaitons LLP (Sam Rappos)
RE: Am-Stat Corporation loan with Jade-Kennedy Development Corporation and
Milliken Development Corporation
AS OF: September 20, 2017

PRINCIPAL BALANCE outstanding December 31, 2014	\$4,974,327.38
ACCRUED INTEREST at 12% per annum, compounded from January 1, 2015 to January 31, 2016	687,893.48
ACCRUED INTEREST at 12% per annum, compounded from February 1, 2016 to September 20, 2017	1,180,762.70
FOR COSTS prior to issuance of power of sale (\$3,500.00 plus HST thereon)	3,955.00
FOR COSTS with respect to the power of sale (\$8,000.00 plus HST)	8,475.00
FOR LEGAL FEES and disbursements incurred with regard to construction lien matters and Trustee matters to June 30, 2015 (legal fees \$36,600.00, disbursements \$3,750.00 + HST)	45,595.50
FOR LEGAL FEES and disbursements incurred with regard to construction lien matters and Trustee matters incurred during period July 2015 to February 1, 2016 (legal fees \$4,500.00 + HST)	5,085.00
FOR LEGAL FEES and disbursements incurred with regard to construction lien matters and Trustee matters incurred during period February 2, 2016 to June 30, 2017 – awaiting legal counsel invoices	---
PAYMENT by solicitor for Receiver/Trustee – July 7, 2017	-1,200,000.00
FOR LEGAL FEES and disbursements incurred with Legal Counsel (Ron Moldaver) for period up to December 5, 2016	37,927.09
FOR LEGAL FEES and disbursements incurred with Legal Counsel (Ron Moldaver) for period December 6, 2016 to July 4, 2017	28,736.54

STATEMENT FEES – (8 @ \$282.50 each including HST)

2,260.000

TOTAL AMOUNT REQUIRED to payout and discharge mortgage
as at June 30, 2017 *payable to AM-STAT CORPORATION*

⁽¹⁾ \$5,775,017.69
+Note 2 Amount

DISCHARGE FEE - \$475.00 plus disbursements and HST (estimated),
payable to MERETSKY LAW FIRM

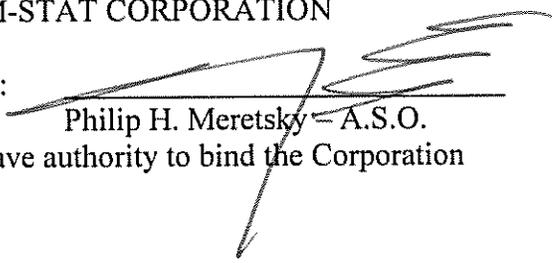
\$625.00

Notes:

- 1. Per Diem Rate for September 2017 is \$1,898.64 and recalculated monthly to reflect increase by reason of compounding each month thereafter.*
- 2. Legal fees and disbursements with Moldaver Barristers regarding lien litigation and Trustee matters (at the date hereof unbilled to Am-Stat) incurred after September 20, 2017 must be added to loan account payable.*

AM-STAT CORPORATION

Per:


Philip H. Meretsky = A.S.O.

I have authority to bind the Corporation

APPENDIX ‘F’

In the Matter of the Construction Lien Proceeding of Jade-Kennedy Development Corporation
Trustee's Statement of Receipts and Disbursements
For the Period February 11, 2015 to September 8, 2017

		Notes
Receipts		
Sale of Phase I Commercial Units	\$1,724,152.66	1 (i)
Sale of Phase II Commercial Units	4,274,264.39	1 (ii)
Sale of Phase II Residential	1,519,787.04	1 (iii)
Sale of Phase III Land	1,750,488.73	1 (iv)
Letter of Credit Proceeds	1,990,200.46	
Letter of Credit Fees	<u>(231,742.62)</u>	
Net Letter of Credit Proceeds	1,758,457.84	2, 18
Refund from PowerStream Inc.	212,125.30	3
Realty Taxes Collected	97,755.37	4
HST Refunds	383,354.67	
HST Collected	81,697.33	
Common Area Expenses Collected	12,930.37	5
Refund from City of Markham	230,664.88	6
Interest on Investments	90,845.64	
Miscellaneous Refunds	11,916.32	7
Accounts Receivable	122,372.13	8
Total receipts	<u>\$12,270,812.67</u>	
Disbursements		
Payments to Secured Creditors	2,662,493.60	9
Repairs and Maintenance	1,319,384.61	10
Trustee fees	1,179,700.00	
HST paid	468,023.23	
Legal fees and disbursements	388,269.32	
Third Party Consultants	271,627.23	11
Tarion related payments	188,712.56	12
Common Area Expenses - units available	192,612.58	13
Realty Taxes	180,705.29	14
Realty Taxes paid on behalf of Phase II Purchasers	97,755.37	4
Commission on sale of units	285,775.93	15
Wages	51,676.89	16
Common Area Expenses - on behalf of Phase II Purchasers	12,930.37	5
Utilities	12,996.78	13
HST Remitted	17,510.53	
Insurance	6,805.00	13
Appraisal fees	2,595.00	17
Administrative disbursement	3,881.52	
ASCEND licenses	340.00	
PST paid	314.40	
Total Disbursements	<u>\$7,344,110.21</u>	
Excess of Receipts over Disbursements before reserves	<u>\$4,926,702.46</u>	
Represented by:		
Cash	\$526,702.46	
Term Deposits at Bank of Montreal	4,400,000.00	
Total	<u>\$4,926,702.46</u>	

Notes - refer to attached

**In the Matter of the Construction Lien Proceeding of Jade-Kennedy Development Corporation
Trustee's Statement of Receipts and Disbursements
For the Period February 11, 2015 to September 8, 2017**

Notes:

- 1 i) The Trustee has sold 17 Phase I units: eight kiosk units and nine commercial units. Proceeds of \$1,610,109.78 were received for the 14 units that Marshall Zehr has a mortgage on and \$88,313.88 was received for the 3 units where no mortgage has been registered. The Trustee collected also collected \$25,729 representing a deposit made by the former purchaser of Unit 60. This amount is part of Marshall Zehr's security. The remaining five units are listed for sale by Century 21.
ii) The Trustee closed 16 of the 21 Phase II commercial units that were pre-sold prior to its appointment and received proceeds of \$3,717,421.84. The Trustee sold 92 and 93 that closed Jan. 31/17 and the Trustee received \$556,842.55 after paying \$4,304.02 liens for condo fee arrears. The remaining three units are currently listed for sale by Century 21.
iii) The Trustee has closed six residential units as follows: a) Suite 1521, received \$269,313.86 on Apr. 28/16 and was required to pay \$9,250 in condo fee arrears; b) Suite 218, received \$250,183.67 on Jun. 16/16 and was required to pay \$8,948.79 in condo fee arrears c) Suite 827, received \$259,850.08 on Jun. 10/16 and was required to pay \$8,754.48 in condo fee arrears; d) Suite 1216, received \$288,628.52 on Aug. 12/16 and was required to pay \$8,948.48 in condo fee arrears; and e) Suite 1527, received \$267,755.17 on Oct. 18/16 and was required to pay \$11,649.67 in condo fee arrears and f) Suite 117, received \$243,762.47 on Nov. 15/16 and was required to pay \$12,155.30 in condo fee arrears. Total proceeds were \$1,519,787.05
iv) The Trustee sold Phase III vacant land for \$1,750,488.73.
- 2 The Trustee completed works resulting in the release of three Letters of Credit ("LC") by The Regional Municipality of York Region ("York Region") five with The City of Markham ("City") and one with PowerStream:
i) LC 601070 in the amount of \$182,448 was reduced to a maintenance level of \$27,367.20. The Trustee received gross proceeds of \$156,408.39 (including interest) on Oct. 20/15. The bank deducted \$3,862.24 in costs.
ii) LC 600723 in the amount of \$196,812 was fully released. The Trustee received gross proceeds of \$228,911.08 (including interest) on Sept. 1/15. The bank deducted \$100,718.60 in costs.
iii) LC 600579 in the amount of \$359,100 was reduced to a maintenance level of \$54,000. The Trustee received gross proceeds of \$307,519.36 (including interest) on Nov. 27/15. The bank deducted \$22,664.48 in costs.
iv) LC's 601069 in the amount of \$15,000.00 (City) and LC 601063 in the amount of \$19,900.22 (PowerStream) were released. The Trustee received gross proceeds of \$36,603.35 on Nov. 20/15. The bank deducted \$6,491.66 in costs.
v) The Trustee received proceeds of \$1,097,101.28 from LC reductions on Sept. 6th and 9th, 2016 as follows: i) \$1,059,464.69 from LC 600796; \$17,636.59 from LC 601064; and \$20,000 from LC 601113.
vi) LC 600796/601065 was reduced by \$103,697. The Trustee received this amount on Dec. 6/16.
vii) 601065 was reduced by \$59,960. The Trustee received this amount on Dec. 19/16.
The Trustee paid \$10,400 in fees and \$17,267.99 in Commissions and Legal Fees to Laurentian to extend five LCs to Sept 15/16.
The Trustee replaced TD as the LC provider on Apr.21/16. Legal fees and a commission reserve of \$60,000.00 were paid in costs.
On Sept. 6/17 the City of Markham confirmed that the Trustee has completed all works required under the various Site Plan and Construction Agreements. The Trustee is working to firm up the final letter of credit balances and maintenance dates.
- 3 The Trustee received a \$212,125.30 refund from PowerStream Inc. representing actual consumption rates lower than estimated.
- 4 The Agreements of Purchase and Sale for the pre-sold 16 Phase II commercial units (closed in early 2015) required the vendor to collect realty taxes from the purchasers for 2014/15 and to remit this to the City of Markham. The Trustee collected \$97,755.32 and subsequently remitted this to the City of Markham. The vendor is responsible for the balance of the 2014 taxes incurred prior to the closing dates, however The City of Markham has confirmed that no property tax bills will be issued for 2014 property taxes.
- 5 The Agreements of Purchase and Sale for the pre-sold 16 Phase II commercial units required the vendor to collect common area expense from the purchasers and remit these amounts to the condo corporation.
- 6 The Trustee has received several realty tax refunds from the City of Markham including \$188,449.76 received as a Development Charge Refund due to a successful OMB appeal.
- 7 Harris Sheaffer LLP ("HS"), real estate counsel to JKDC and the Trustee, held in its accounts funds paid to HS by JKRC as a retainer for fees. HS has sent the remaining retainer funds held by it to the Trustee.
- 8 The Trustee has collected the following receivables: i) \$34,982.13 owing on a Promissory Note from the owner of Units 2025 and 2026 and ii) \$87,390 relating to mortgage arrears owing from YRSCC 1228 for a management office it purchased from JKDC.
- 9 i) The Trustee has distributed \$1,354,672.82 to lien claimants representing deficiency in the holdbacks as approved by the court. All payments were made from the Phase II commercial proceeds received except for Brody Wall Systems Ltd. where a \$45,781.90 payment was made from Phase II residential proceeds. Sereen Painting Inc. has withdrawn its notice of intention to appeal the Trustee's disallowance leaving one remaining holdback amount outstanding.
ii) The Trustee paid Guest Tile Inc. \$107,820.88 representing its outstanding payables balance as per Order of Justice Conway on July 4/17. The Trustee made an advance to Am-Stat of \$1,200,000 as per Order of Justice Conway on July 4/17.
- 10 The Trustee was required to repair deficiencies and complete various works pursuant to developer warranties under Tarion requirements and in connection with various outstanding letters of credit for the benefit of York Region and The Corporation of the City of Markham. As of Sept. 8/17 Tarion has initiated the process to eliminate the remaining bond and instruct AVIVA to return cash collateral of approximately \$810,000 less fees to the Trustee.
- 11 The Trustee was required to retain the services of certain professionals in order to complete work required by Tarion and under various letters of credit.
- 12 The Trustee made payments directly to owners for valid delayed occupancy claims as provided for under developer warranties. These payments were made directly in order to avoid additional charges by Tarion.
- 13 The Trustee pays utilities, common area charges and insurance for units available for sale.
- 14 Represents property taxes bills received by the Trustee for units available for sale.
- 15 The remaining available commercial units are listed for sale with Century 21.
- 16 The Trustee had retained the services of a former Mady Development Corporation employee to assist it with on-site duties at the Property.
- 17 The Trustee retained the services of an independent appraiser to value the Phase III vacant land.
- 18 TD Bank replaced Laurentian Bank as the LC provider on Apr. 21/16. TD received cash collateral of \$2,315,789 representing the outstanding LC amount of \$2,255,786.52 plus an advance of \$60,000 for commissions. The remaining value of the outstanding letters of credit and related cash collateral (held at TD Bank) as at Mar. 17/17 is \$995,028.24

APPENDIX “G”

**IN THE MATTER OF THE CONSTRUCTION LIEN ACT PROCEEDING OF JADE-KENNEDY DEVELOPMENT CORPORATION
INTERIM DISTRIBUTION TO BE MADE TO MARSHALLZEHR
AS AT SEPTEMBER 8, 2017**

	Amount	Notes
Sales Proceeds	\$1,610,109.78	1
Deposit recovered on Jiang sale	25,729.00	2
Total Sale proceeds as at Sept. 8/17	<u>1,635,838.78</u>	
Direct costs on units sold	<u>(344,465.18)</u>	3
Direct Costs on 5 units available for sale	<u>(44,395.72)</u>	4
Net Proceeds before allocation of administrative costs	<u>\$1,246,977.88</u>	
Allocation of administrative costs	<u>(139,258.56)</u>	5
Court ordered payments to prior ranking creditors	<u>(107,820.88)</u>	6
Net proceeds at Sept. 8/17 before prior ranking claims and reserves	<u>\$999,898.44</u>	
Prior Ranking claims	(40,159.71)	7
Reserves	<u>(159,738.73)</u>	8
Estimated Amount available for distribution as at Sept. 8/17	<u><u>\$800,000.00</u></u>	

Notes:

1. Proceeds of sale on units covered under MarshallZehr's collateral charge as per Property Realizations Chart for Phase I.
2. The Trustee recovered \$25,729 related to a deposit held in trust in connection with a purchaser default on Unit 60.
3. Direct unit costs include: realtor commissions, condo fees and realty taxes paid on units sold as per Property Realization Chart for Phase I.
4. Represents condo fees of \$24,775.70 and property taxes of \$19,620.02 paid on the 5 units available for sale at Sept. 8/17.
5. Administrative costs include an allocation of administrative and professional fees.
6. On Jul. 2/17 the court ordered that Guest Tile be paid the balance of its lien claim.
7. YRSCC 1228's lien for condo fee arrears owing prior to the Trustee's appointment on Feb. 11/15.
8. Reserve for ongoing unit costs, administrative costs and professional fees.

APPENDIX ‘H’

**IN THE MATTER OF THE CONSTRUCTION LIEN ACT PROCEEDING OF JADE-KENNEDY DEVELOPMENT CORPORATION
INTERIM DISTRIBUTION TO BE MADE TO AM-STAT
AS AT SEPTEMBER 8, 2017**

	Property Proceeds			Non-Property Proceeds		Total	Notes
	Phase II Commercial	Phase II Residential	Phase III				
Sale Proceeds at Sept. 8/17	\$4,274,264.39	\$1,519,787.04	\$1,750,488.73	\$2,891,434.11	\$10,435,974.27		
Direct costs on units sold	(63,141.70)	(123,513.54)	(14,338.65)	0.00	(\$200,993.89)		1
Net Proceeds before administrative costs	4,211,122.69	1,396,273.50	1,736,150.08	2,891,434.11	10,234,980.38		2
Direct costs on 3 units available for sale	(60,761.74)	0.00	0.00	0.00	(60,761.74)		3
Utilities	(12,996.78)	0.00	0.00	0.00	(12,996.78)		4
Third Party Consultants	0.00	0.00	0.00	(323,304.12)	(323,304.12)		5
Tarion payments re delayed occupancy	0.00	(188,712.56)	0.00	0.00	(188,712.56)		6
Net proceeds before allocation of administrative costs	\$4,137,364.17	\$1,207,560.94	\$1,736,150.08	\$2,568,129.99	\$9,649,205.18		7
Allocation of administrative costs	(1,757,951.11)	(23,594.00)	(141,564.00)	(1,923,109.11)	(1,319,384.61)		8
Allocation of repairs and maintenance	(1,308,890.82)	(45,781.90)	0.00	0.00	(1,354,672.72)		9
Court Ordered payments to prior ranking creditors	0.00	0.00	(1,200,000.00)	0.00	(1,200,000.00)		10
Advance made to Am-Stat	\$1,070,522.23	\$1,161,779.04	\$512,556.08	\$1,107,181.38	\$3,852,038.73		11
Net proceeds before prior ranking claims and reserves at Sept. 8/17	\$486,737.95	\$486,737.95	\$486,737.95	\$486,737.95	\$486,737.95		12
Prior Ranking Claims	(135,000.00)	0.00	0.00	0.00	(135,000.00)		13
Downsview holdback	(96,595.30)	0.00	0.00	0.00	(96,595.30)		14
Laurentian Bank's legal fees	0.00	0.00	0.00	(620,443.43)	(620,443.43)		15
Reserves	\$838,926.93	\$1,161,779.04	\$512,556.08	\$486,737.95	\$3,000,000.00		16
Estimated Amount available for distribution as at Sept. 8/17							

Notes:

- Proceeds of sale on units covered under Am-Stat's collateral charge as per Property Realization Charts for: Phases I, II and III and for Non-Property realizations.
- Direct unit costs include: realtor commissions, condo fees and realty taxes paid on each unit sold as per Property Realization Charts.
- As at Sept. 8/17 there are 3 Phase II units available for sale. Direct costs represent condo fees of \$32,921.21 and property taxes of \$27,840.53 paid on these units to Sept. 8/17.
- Third party consultants includes JKDC's former site manager and engineering, architectural and other consultants retained to advise the Trustee on matters related to required repairs.
- The Trustee was required, by Tarion Warranty Corporation, to pay certain owners for claims related to delay occupancy caused prior to the Trustee's appointment.
- Administrative costs include an allocation of administrative and professional fees.
- Repairs and Maintenance and Consulting costs incurred to perform work:: i) required by City of Markham and York Region to eliminate the Letters of Credit and release the related cash collateral and iii) work performed to conduct common element repairs required by Tarion Warranty Corporation in order to reduce the \$5,310,000 bonds to \$120,000 and obtain the release of trust funds held at Harris Sheaffer in support of the bond.
- Court ordered holdback payments to lien claimants.
- Court ordered advance to Am-Stat.
- The Trustee negotiated a \$135,000 holdback payment to Downsview.
- Thornton Grout Finnigan has submitted a schedule indicating that they are owed \$96,595.30 in legal fees.
- Reserves for ongoing unit costs, administrative costs including ongoing repairs required by City of Markham and professional fees.

APPENDIX “I”

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

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY JADE-KENNEDY
DEVELOPMENT CORPORATION FOR THE APPOINTMENT OF A TRUSTEE
UNDER S. 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

**AFFIDAVIT OF BRYAN A. TANNENBAUM
(Sworn on September 13, 2017)**

I, BRYAN A. TANNENBAUM, of the City of Toronto, in the Province of Ontario,
MAKE OATH AND SAY AS FOLLOWS:

1. I am the President of Collins Barrow Toronto Limited (“CBTL”), in its capacity as Court-appointed trustee (in such capacity, the “Trustee”), with respect to the lands and premises municipally known as 8321, 8323, 8339 Kennedy Road, Markham, Ontario and commonly known as South Unionville Square, and any and all proceeds arising out of or from such lands and premises; and all personal property of the Debtor and any and all proceeds arising therefrom (the “Property”) and, as such, I have knowledge of the matters to which I hereinafter depose. Unless I indicate to the contrary, the facts herein are within my personal knowledge and are true. Where I have indicated that I have obtained facts from other sources, I believe those facts to be true.

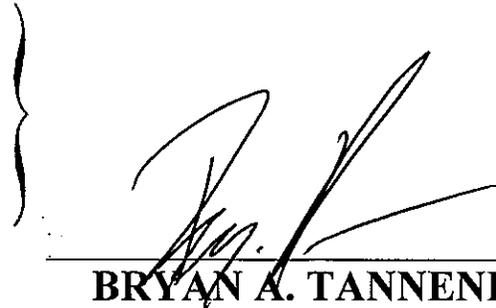
2. Attached hereto and marked as **Exhibit "A"** are detailed invoices (the "**Invoices**") issued by CBTL for its fees and disbursements in connection with the proceedings related to the Property pursuant to the Construction Lien Act for the period February 1, 2016 to July 31, 2017 (the "**Appointment Period**") and disbursement invoices issued from March 1, 2015 to July 31, 2017. The total charged by CBTL during the Appointment Period were: fees of \$504,701.00, disbursements of \$2,354.20 plus HST of \$65,917.21 totaling \$572,972.41.
3. The Invoices are a fair and accurate description of the services provided and the amounts charged by CBTL.
4. Attached hereto and marked as **Exhibit "B"** is a schedule summarizing the invoices in Exhibit "A" including the total billable hours charged, the total fees charged and the average hourly rate charged.
5. I make this affidavit in support of a motion for an Order approving the Monitor's fees and disbursements and for no other or improper purpose.

SWORN BEFORE ME at the City of Toronto, in the Province of Ontario, on the 13 day of September 2017



Commissioner for Taking Affidavits
(or as may be)

Daniel Raphael Welsz, a Commissioner, etc.,
Province of Ontario, for Collins Barrow
Toronto LLP and Collins Barrow Toronto
Limited. Expires June 8, 2019.



BRYAN A. TANNENBAUM

EXHIBIT "A"

Detailed Invoices

This is Exhibit "A" to the Affidavit of
Bryan A. Tannenbaum, sworn on September 13, 2017



A Commissioner for the taking of Affidavits, etc.

**Daniel Raphael Weisz, a Commissioner, etc.,
Province of Ontario, for Collins Barrow
Toronto LLP and Collins Barrow Toronto
Limited. Expires June 8, 2019.**

Collins Barrow Toronto Limited
 Collins Barrow Place
 11 King Street West
 Suite 700, PO Box 27
 Toronto, Ontario
 M5H 4C7 Canada

To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
 11 King Street West, Suite 700
 Toronto, Ontario
 M5H 4C7

T. 416.480.0160
 F. 416.480.2646

www.collinsbarrow.com

Date February 1, 2016

Client File 300028
Invoice DISBURSEMENT #1
No. C000191

GST/HST: 80784 1440 RT 0001

Disbursements in connection with our acting as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation for the period March 1, 2015 to December 31, 2015.

Couriers	\$ 200.85
Photocopies - Letter re sale of townhome parking units	24.78
Postage - Letter re sale of townhome parking units	40.88
Meal	13.74
Parking	241.57
Travel	913.63
Total disbursements	\$ 1,435.45
HST @ 13%	186.61
Total payable	\$ 1,622.06

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

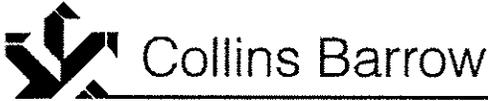
Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
 The Collins Barrow trademarks are used under license.



Collins Barrow

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario
M5H 4C7 Canada

T. 416.480.0160
F. 416.480.2646

www.collinsbarrow.com

To Jade-Kennedy Development Corporation
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

Date June 7, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028

Invoice DISBURSEMENT #2

No. C000287

Disbursements in connection with our acting as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation for the period January 1, 2016 to May 31, 2016.

Couriers	\$ 217.68
PPSA	20.00
Parking	4.02
Travel	292.31
Total disbursements	\$ 534.01
HST @ 13%	69.42
Total payable	\$ 603.43

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
 11 King Street West, Suite 700
 Toronto, Ontario
 M5H 4C7

T. 416.480.0160
 F. 416.480.2646

www.collinsbarrow.com

Date March 17, 2016

Client File 300028
Invoice 13
No. C000227

GST/HST: 80784 1440 RT 0001

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to February 29, 2016.

Date	Professional	Description
2/1/2016	Colleen Delaney	Letter to City of Markham ("Markham") with cheque regarding allocation of 2016 property taxes; letter to C. Moore of Markham regarding Primont's bills; respond to Construction Control Inc.'s ("CCI") email and request that additional items be removed from outstanding list for BB19 report; emails with Chaitons regarding property claims received; email TD Bank to advise that no claim was received from Canada Revenue Agency ("CRA") and request that Letters of Credit ("LC") approvals proceeds; forward property tax bills to Primont; telephone call with G. Abbiento requesting a review of the outstanding items per CCI; voicemail from CRA requesting two Harmonized Sales Tax ("HST") returns for JKRC be filed, reviewed with A. Sarangi, Collins Barrow Toronto HST partner, and provide response; respond to Laurentian Bank of Canada ("LBC") enquiries regarding claims and BB19 report status; email from J. Baird of Masongsong with Certificate of Substantial Completion and forward to Chaitons; send additional documentation to CCI; instruct T. Contractor regarding review of all listing agreement extensions; mark-up Statutory Declaration (to be sent to Markham) and send to J. Baird and R. Miller of Chaitons for final comments; send Schedule "C" of Statutory Declaration to R. Miller for title search; review 29 listing agreement extensions; response from Primont's lawyer regarding outstanding property tax bills.
2/1/2016	Bryan Tannenbaum	Sign listing renewal for residential 827, 1216, 1521, 1527, 117, and 218; Phase II Commercial A1, 1A7 & 1A8, A8, and A6; Phase I Commercial 2806, 2112, 2121, 2236 & 2323, 2165, 2203, 2539, 2552, 2617, 2630, 2369, 2370, 2169, 2371, 2715, 2716, 2712.
2/1/2016	Bryan Tannenbaum	Discussion with C. Delaney regarding CCI pictures and missing information and our plan to go back to him with the correct pictures to show that the work has been done; claims bar date now past and no CRA claims; letter to Markham regarding status.
2/2/2016	Talib Contractor	Prepare realty tax summary and prepare cheque requisition for invoices issued.

Date	Professional	Description
2/2/2016	Colleen Delaney	Emails with CCI regarding next steps in BB19 report process; telephone call with G. Abbiento regarding review of alleged deficiencies; review LC reduction documentation received from J. Baird and telephone call with questions and outstanding items; coordinate sending of Listing Agreement extensions to TradeWorld; email response to Primont regarding outstanding bills and notify Markham; email from Pronto with status of major deficiencies on CCI's inspection report; emails and discussions with J. Baird to firm up LC reduction package details; email from R. Miller with lien search result and Statutory Declaration approval; emails with S. Rappos of Chaitons to confirm that two liens (MJC Contracting and Skyway Equipment Rentals) will be dealt with under May 1 2015 Lien Claims Process Order; revise Statutory Declaration to reflect existence of two liens and resolution of same; compile final exhibits to LC reduction and review; receive email from Global Mechanical regarding alleged overdue amount and instruct T. Contractor to resolve; receive complaint from PH Property Management regarding water in front of building and instruct G. Abbiento to inspect; telephone call with CCI to confirm that they will issue the BB19 report in the next few days with the costs to complete noted; respond to enquiry from LBC; respond to enquiry from unsecured creditor; email Turner Fleischer ("TF") requesting an updated Design Certificate for CCI.
2/3/2016	Talib Contractor	Prepare HST return; review and prepare cheque requisitions.
2/3/2016	Jeffrey Berger	Review of correspondence with Markham.
2/3/2016	Daniel Weisz	Review and update letter to Markham regarding LCs requested to be released.
2/3/2016	Colleen Delaney	Request update on status of \$90,594 LC drawn by Markham; review of lien documentation; telephone call from DUKA (new property manager for YRSCC 1265) requesting a meeting; review Statutory Declaration with B. Tannenbaum (signatory); telephone call with J. Baird regarding Final Certificate of Substantial Performance and approval to pay holdback to D. Crupi & Sons ("D. Crupi"); emails regarding leak in the garage; review letter to C. Conrad of Markham and supporting information with B. Tannenbaum; emails regarding court hearing on March 22, 2016; respond to email from unsecured creditor; coordinate holdback payment to D. Crupi; review updated Design Certificate from TF and send to CCI; email regarding Suite 328 condensation; approve invoices and review cheques; final changes to C. Conrad letter and coordinate appendices.
2/3/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding Primont LC follow up; Amstat and Court hearing now scheduled; MJC Contracting lien and poor workmanship to disallow the claim; edit letter to C. Conrad regarding release of LCs.
2/3/2016	Bryan Tannenbaum	Receipt and review of emails from Amstat new counsel (Moldaver) and various responses regarding timing of Court due to his busy schedule; email to S. Rappos regarding need to tell Moldaver that there are still liabilities to LBC and Aviva, etc.
2/4/2016	Talib Contractor	Prepare Repairs and Maintenance Summary Sheet.
2/4/2016	Colleen Delaney	Discussion with A. Dhanani regarding arrangements with A. Hanoman going forward; review letter from Meretsky (Am-Stat lawyer) to Markham and update B. Tannenbaum; email from R. Marrs at TD Bank regarding status of LC approval; hand over CCI documentation and status of work required to J. Berger; emails regarding a Tarion inspection on March 14, 2016; status of Tarion reports and emails; instruct T. Contractor regarding HST return and

Date	Professional	Description
		cheques; request T. Contractor to update the Repairs and Maintenance schedule by category; meeting with B. Tannenbaum regarding final Markham letter and status of \$90,594; review schedule of repairs by phase; update master LC schedule to reflect current status; review and approve invoices; email G. Abbiento requesting details on invoices; review and approve January 2016 HST return for filing.
2/4/2016	Bryan Tannenbaum	Review and edit letter to C. Conrad of Markham regarding LC releases; receipt and review of Meretsky letter to Markham and my email to Chaitons indicating that his letter is not helpful.
2/5/2016	Talib Contractor	Prepare Statement of Receipts and Disbursements ("R&D") as of February 4, 2016.
2/5/2016	Colleen Delaney	Emails regarding status of administration and next steps; set-up schedule tracking costs for units available; prepare pricing history by unit for residential condominiums; review prospective offers from N. Hui of TradeWorld and respond with questions; review billings from CCI Group and respond with questions; telephone call with Tarion regarding BB19 report logistics; emails with PowerStream; draft letter to Tarion regarding BB19 report; email A. Hanoman with enquires.
2/8/2016	Colleen Delaney	Compare CCI's contract to the invoices and respond with enquiries; review monthly unit costs spreadsheet with T. Contractor; respond to N. Hui's email regarding interested parties; finalize letter to Tarion with BB19 report; email Tarion with results of Unit 328 inspection; emails with A. Hanoman; confirm completion of Superior Sealant's work with G. Abbiento; research/respond to property manager's enquiry regarding PowerStream billing; emails to G. Abbiento regarding Tarion matters; approve cheques; review banking and updated R&D; update meeting with B. Tannenbaum; follow-up with YRSCC 1228 regarding next meeting to resolve outstanding deficiencies on Phase I PATS report; coordinate cheque to CCI Group and receipt of BB19 report.
2/8/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding Tarion and BB19 report and letter to Tarion requesting reduction in the bond edited; approved Superior Sealant invoice; list of outstanding items; Markham LCs.
2/9/2016	Colleen Delaney	Coordinate BB19 report; emails regarding Tarion; coordinate meeting with DUKA on February 17, 2016; voicemail from AirCom.
2/10/2016	Jeffrey Berger	Discussion with A. Dhanani and C. Delaney regarding Tarion and warranted work to be completed at the properties.
2/10/2016	Colleen Delaney	Email former Mady management regarding the status of the MJC Contracting claim; email Pronto requesting an update on Tarion repairs and a meeting next week; telephone call to CCI to request an electronic version of the BB19 report; meeting with A. Dhanani and J. Berger to discuss Tarion procedures and PATS; prepare list of outstanding items and circulate; telephone call from Aircom and instruct T. Contractor to resolve; emails regarding PATS status; review electronic BB19 report and submit online to Tarion receiving confirmation; emails regarding Tarion warranties.
2/11/2016	Colleen Delaney	Prepare letter and coordinate courier of BB19 report to YRSCC 1265's board; respond to email from LBC with questions on BB19 report and LC status; email TD Bank requesting an update on the credit approval process for the LCs; email DUKA; respond to S. Rappos email with queries on the current status of the LCs.

Date	Professional	Description
2/12/2016	Talib Contractor	Review invoice received and prepare cheque requisition.
2/12/2016	Colleen Delaney	Emails regarding DUKA meeting; email updated collateral values to S. Rappos; prepare for meetings.
2/16/2016	Colleen Delaney	Approve cheques and deposits; discussions with J. Berger regarding upcoming meetings; respond to email from lawyer for Unit 523 regarding realty tax overdue; emails from K. McNeill; email follow-up regarding the validity of MJC Contracting's lien claim; draft email to Tarion regarding YRSCC 1265's comments required on November 2015 PATS update by Trustee and maintenance issues to be resolved; prepare for February 17, 2016 meeting with DUKA representatives; email DUKA with enquiries; email response to DUKA regarding PowerStream bill; telephone call from R. Marrs at TD Bank regarding requirements to issue replacement LCs; emails with S. Rappos regarding Court Order required to give priority to cash collateral supporting LCs; email from TD Bank to confirm LC details and respond.
2/17/2016	Jeffrey Berger	Meeting with DUKA; meeting at DUKA offices, follow-up correspondence with DUKA.
2/17/2016	Colleen Delaney	Meeting at DUKA's offices to review status and plan going forward; reschedule site meeting; email Tarion regarding DUKA meeting, status of maintenance items and request for password for DUKA; email A. Darr of Tarion for an update on Trustee's request to reduce the Phase II bond value; review and edit bill for January 2016; draft reporting email to LBC; email S. Rappos requesting input on status of liens and holdbacks; update outstanding list.
2/18/2016	Talib Contractor	Prepare R&D and Repairs Schedule.
2/18/2016	Colleen Delaney	Email Tarion regarding status of November 2015 update to PATS for Phase II; review meeting minutes for February 17, 2016 meeting at DUKA's offices; email S. Rappos for input on various lien items for the LBC reporting email; email J. Baird requesting update on LC status; review A. Casalinuovo's response on Phase I costed PATS and next steps to resolve; review cheques; email S. Rappos as to status of Court Order for TD Bank; email from Tarion enquiring as to status of Phase I PATS issues (conciliation deadline is approaching); update Estimated Net Realizable Value Summary for meeting with MarshallZehr ("MZ"); update R&D and notes to February 18, 2016.
2/19/2016	Jeffrey Berger	Correspondence with DUKA regarding PATS reports, Tarion portal updates; editing correspondence with LC lender.
2/19/2016	Daniel Weisz	Review and sign cheques.
2/19/2016	Colleen Delaney	Email response from R. Miller and respond to A. Caslinuovo's email regarding next steps for costed PATS on Phase I; respond to Tarion's email regarding status of Phase I costed PATS discussions; finalize billing for January 2016; emails with DUKA regarding updates on maintenance, PATS report, etc.; review Estimated Net Realizable Value summary with A. Dhanani and revise summary; finalize reporting and supporting schedules to LBC and send; prepare for site meeting with Pronto Contracting on February 22, 2016; discuss requirements for site meeting with J. Berger.
2/19/2016	Bryan Tannenbaum	Attend meeting at Miller Thomson ("MT") regarding MZ position with A. Apps, Shaun P., C. Hayes, M. Snedden, C. Mady, H. Chaiton and G. Benchetrit.
2/19/2016	Arif Dhanani	Review of estimated realizations analysis prepared by C. Delaney, including detailed review of Trustee's R&D and notes thereto, LC listing, notes to realizations analysis and calculations; meet with C. Delaney to discuss

Date	Professional	Description
		comments on realizations analysis, review final analysis with amendments incorporated.
2/22/2016	Jeffrey Berger	Site visit and tour; discussion with Pronto Contracting regarding outstanding issues and Tarion warranted items.
2/22/2016	Colleen Delaney	Site meeting with Pronto Contracting and J. Berger to review status of PATS repairs and reporting for Phase II, issues raised by the property manager and status of Phase I remaining repairs; emails with S. Rappos regarding court report required by TD Bank; email TD Bank providing information requested for credit approval (to replace LCs); prepare and email meeting summary for comment; email Tarion regarding status of portal update; telephone call from J. Baird regarding status of meeting with K. Young from Markham; email from TD Bank requesting additional information and respond; emails from Pronto Contracting with feedback on issues; follow-up emails with Pronto regarding repairs.
2/23/2016	Colleen Delaney	Review and approve cheques; emails regarding Phase II property management issues; emails with S. Rappos on various outstanding items; emails with Pronto regarding outstanding quotes; discussion with A. Dhanani regarding updated Estimated Net Realizable Value schedules; send CCI report to Pronto noting priority items to be quoted on ; review and respond to prospective offer on Unit 827; email from and respond to TD Bank's request for priority over personal and real property; coordinate March 7, 2016 realty tax payment to Markham; email DUKA with Trustee's response on alleged maintenance issues; review Term Sheet from TD Bank and respond and email questions; telephone call with MZ, B. Tannenbaum and A. Dhanani; review revised TD Bank terms and email S. Rappos with comments; email J. Berger regarding status of February 2016 PATS reporting.
2/23/2016	Bryan Tannenbaum	Receipt and review of C. Delaney's email regarding status per her onsite meeting yesterday; teleconference with MT (A. Apps), MZ (M. Snedden, G. DeGraff), C. Delaney and A. Dhanani to review the ERV.
2/23/2016	Arif Dhanani	Review emails from MT regarding LBC security; send realization schedule on Jade-Kennedy to MT and MZ; call with B. Tannenbaum, C. Delaney, MT and G. DeGraaf.
2/24/2016	Colleen Delaney	Email from and respond to TD Bank; email from DUKA and send proxy to S. Rappos for review; update discussion with B. Tannenbaum; telephone call with J. Baird regarding the status of the LC reduction; email Pronto regarding Phase I PATS items; email DUKA regarding comments on November 2015 PATS; emails with S. Rappos; respond to email from Morrow Equipment's lawyer; respond to S. Rappos regarding Tran and forward to C. Mady for comment; telephone call from J. Baird with update from Markham; email update to B. Tannenbaum and R. Miller; email from DUKA; email from Phase I property manager reporting water leak issue and forward to Pronto for comment.
2/25/2016	Colleen Delaney	Emails from Pronto and A. Casalnuovo regarding next steps on PATS reports.
2/26/2016	Daniel Weisz	Review and sign cheques.
2/26/2016	Colleen Delaney	Telephone call from A. Darr with an update on the plan to process the Phase II bond reduction as requested by the Trustee; email from N. Hui with a higher price for Unit 827.
2/26/2016	Bryan Tannenbaum	Review and sign cheques.

Date	Professional	Description
2/29/2016	Jeffrey Berger	Correspondence with G. Premachandran of Tarion regarding PATS upload; review of correspondence with GC; comparison of CCI costs to complete with estimates provided by Pronto.
2/29/2016	Colleen Delaney	Coordinate sending of property tax cheques and back-up to Markham; email J. Baird, Tarion, S. Rappos, Pronto to follow-up on outstanding items; update meeting with B. Tannenbaum; respond to N. Hui regarding increase in proposed offer; approve and pay invoices; discussion with J. Berger regarding Tarion portal updates and schedule to compare CCI Group's estimated costs (per BB19 report) to Pronto Contracting's estimates; coordinate logistics of March 2, 2016 site meeting with Tarion, DUKA, Pronto and the Trustee; telephone call with G. Abbiento to review various quotes and next steps; email Phase I property manager with update on plan to repair of Unit 60 leaks; review documentation sent by TD Bank.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	4.60	\$ 525	\$ 2,415.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	1.60	\$ 495	792.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager*	72.60	\$ 375	27,225.00
Arif Dhanani, CPA, CA, CIRP, LIT	Vice President*	3.50	\$ 375	1,312.50
Talib Contractor, CPA, CA	Senior Analyst	6.00	\$ 195	1,170.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	11.60	\$ 195	2,262.00
Total hours and professional fees		99.90		\$ 35,176.50
HST @ 13%				4,572.95
Total payable				\$ 39,749.45

* Effective January 1, 2016

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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To Jade-Kennedy Development Corporation
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Date April 15, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028

Invoice 14

No. C000252

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to March 31, 2016.

Date	Professional	Description
3/1/2016	Jeffrey Berger	Preparing cheque requisitions.
3/1/2016	Colleen Delaney	Email B. Tannenbaum and S. Rappos of Chaitons LLP ("Chaitons") regarding status of TD Bank ("TD") and Letters of Credit ("LCs"); emails from A. Darr of Tarion and G. Abbiento of Pronto General Contractors ("Pronto") regarding site visit; review L. Tran documentation (from lawyer) and email S. Rappos regarding request for a summary vis-a-vis offset amount claimed; telephone call with Pronto regarding HVAC quotes and next steps to start work (Phase II PATS); telephone call from S. Larkin of City of Markham ("Markham") regarding Development Charge refund cheques for Trustee and follow-up on the status of a response to the LC reduction request of February 4, 2016; S. Rappos response to comments on TD documentation and coordinate a conference call for March 3, 2016; emails regarding uploading of February 2016 PATS update to Tarion portal; email from A. Chaaban of Laurentian Bank of Canada ("LBC") requesting an update and respond; emails regarding Terraprobe invoice; enquiry from unsecured creditor; receive invoices and coordinate cheques.
3/2/2016	Jeffrey Berger	Correspondence with G. Premachandran of Tarion and C. Delaney regarding PATS submission, drafting February 2016 Harmonized Sales Tax ("HST") return.
3/2/2016	Colleen Delaney	Review/edit email to G. Premachandran; review cheques received from Markham (\$188,000) and coordinate deposit; review revised verbal offer on Suite 827 and forward to B. Tannenbaum/C. Mady with recommendation; review Bank of Montreal ("BMO") investment statements and update schedule of investments; prepare for site meetings on March 3, 2016; respond to enquiry from Global Fire.
3/3/2016	Jeffrey Berger	Review of online PATS listing uploaded by Tarion.
3/3/2016	Daniel Weisz	Discussion with A. Quercia of TD, drafting letter to TD in respect of same.
3/3/2016	Colleen Delaney	Tour property and Tran unit; attend Tarion inspection of property (regarding

Date	Professional	Description
		BB19) with DUKA and Pronto representatives; meeting with G. Abbiento, L. Holloway and B. Tannenbaum to review status of repairs and priorities going forward; respond to N. Hui of Tradeworld proposed offer; conference call with TD and S. Rappos to review TD's LC documents and agree on next steps to move forward; respond to follow-up emails from TD; gather information on Suite 1517 as requested by Tarion; emails with J. Baird of Masongsong and S. Rappos.
3/3/2016	Bryan Tannenbaum	Attend at site to meet with Tarion representatives, Phase II property managers and Pronto to do a walk through property for BB19 report deficiencies; discuss with A. Darr the reduction of AVIVA bond, etc.; subsequent meeting with Pronto regarding tour and outstanding items.
3/4/2016	Daniel Weisz	Review forms required by TD and execute same.
3/4/2016	Colleen Delaney	Retrieve closing information and respond to Tarion's request for information on two units that closed prior to the Trustee's appointment; update outstanding repairs list following meeting with Tarion; email Pronto with enquiries on repairs; approve cheques; email response to Tarion; follow-up email to Markham questioning alleged overdue amounts; email from TD with additional requirements; emails regarding Tarion requesting for a meeting in connection with Phase I.
3/7/2016	Daniel Weisz	Correspondence with TD regarding establishment of required bank account.
3/7/2016	Colleen Delaney	Respond to various offers on Suites 827 and 1521; coordinate deposit information; email from lawyer for purchaser of Suite 523 (pre-Trustee's appointment) requesting payment of additional taxes - review and request further information; email from DUKA regarding status of liens and forward to Chaitons for comments; telephone call from J. Thiessen of MarshallZehr ("MZ") requesting information on status of administration; coordinate TD documentation and court report logistics.
3/7/2016	Bryan Tannenbaum	Review offer for PH21 (Suite 1521); send comments back to C. Delaney, etc., for sign back.
3/8/2016	Colleen Delaney	Review and amend offer for Suite 1521 and coordinate sign back; draft court report wording in support of the sale of Unit 1521; email Pronto to check unit and confirm status; finalize Fee Affidavit and supporting documentation; email from property manager for YRSCC 1228 regarding issues and forward to Pronto for review; email from Tarion and respond; update Statement of Receipts and Disbursements ("R&D") to March 4, 2016 and accompanying notes; review analysis from Markham regarding outstanding taxes owing, send a detailed response and an email to M. Karoly at Harris Sheaffer ("HS") to confirm some bills were not related to the Trustee's responsibility; review email from lawyer for YRSCC 1228 and draft a response to B. Tannenbaum and R. Miller at Chaitons for strategy and response; review Draft Order in connection with replacement LCs and draft comments thereon; email S. Rappos regarding status of TD's position.
3/8/2016	Bryan Tannenbaum	Sign offer at \$281,900 (listed \$284,900) for PH21 (1521) with \$15,000 deposit.
3/9/2016	Jeffrey Berger	Review and filing of February HST return, updating R&M schedule for February 2016 transactions.
3/9/2016	Colleen Delaney	Response from Chaitons with advice on TD documentation, make edits to the documents and email to TD for review; respond to email from Tradeworld regarding offer on Suite 827; receive revised offer on Suite 827 and discuss

Date	Professional	Description
		with B. Tannenbaum; compile Appendices to the Trustee's Sixth Report to the Court; receive letter from Tarion advising the Trustee of a reduction in the Phase II bond down to \$2,500,000; telephone call to Westmount Guarantee ("Westmount"), as managing agent for AVIVA, with B. Tannenbaum leaving message regarding next steps; status meeting with B. Tannenbaum; respond to emails and voicemails from MZ; coordinate sign back of offer on Suite 827; receive and coordinate deposit and investment of deposit cheque on Suite 1521; review and finalize filing of HST return; review request from lawyer for Suite 523 (purchased before Trustee's appointment) and advise that their claim is unsecured; provide closing information as requested by HS on Suite 1521, Unit 15, Level 7.
3/9/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding replacement LCs with TD and discuss the wording of the TD LC and facility agreement and the draft Order; offer on Unit 827; affidavit of fees; status of Court Report; receipt and review of Tarion's letter reducing the Surety Bond; email to Chaitons' regarding same and requesting input to get distributions going, etc.; sign offer on Unit 827 with our changes.
3/10/2016	Jeffrey Berger	Update R&M schedule for February 2016 transactions; preparing cheque requisitions.
3/10/2016	Colleen Delaney	Obtain and provide additional closing information and documentation as requested by HS regarding sale of Suite 1521; provide additional Appendices (Sixth Court Report) to Chaitons; meeting with B. Tannenbaum and A. Dhanani regarding status of sales and strategy; email N. Hui requesting a market update and listing of units available; review Trustee's Draft Sixth Court and provide detailed commentary to Chaitons, including checking all schedules to supporting documents; review updated bond premium statement from Westmount; receive accepted offer on Suite 827.
3/10/2016	Bryan Tannenbaum	Telephone call from C. Hayes regarding status of unsold units and aggressiveness in selling same; discussion with C. Delaney to enquire if we can get a marketing update from the realtor, etc.; telephone call with J. Emanolidis of Westmount regarding bond reduction; letter to Westmount to request reduction of security, etc.
3/11/2016	Jeffrey Berger	Review of draft offer for unit, update the schedule of R&M for March 4, 2016.
3/11/2016	Colleen Delaney	Review Trustee's Draft Sixth Court report with B. Tannenbaum and edit; review sign back of revised TD documentation and confirm wording with Chaitons; coordinate signing of documentation; J. Berger regarding update of Repairs and Maintenance schedule up to March 4, 2016; receive and coordinate deposit and investment of deposit for Suite 827; send Agreement of Purchase and Sale for Suite 827 to HS and Chaitons; confirm with S. Rappos that we will obtain Court approval once 10 day condition is waived; email R. Miller with approach on responding to YRSCC 1228's lawyer's without prejudice email and next steps to keep the process moving forward; conference call with B. Tannenbaum and Chaitons to review the Trustee's Draft Sixth Report in detail; email from BMO to confirm investments.
3/11/2016	Bryan Tannenbaum	Review and edit Sixth Court Report; many versions exchanged with Chaitons; teleconference call with S. Rappos and H. Chaitons regarding same and discuss edits, etc.
3/12/2016	Colleen Delaney	Email claimant information and summary schedule to S. Rappos.
3/13/2016	Colleen Delaney	Review revised Draft Sixth Court Report.

Date	Professional	Description
3/14/2016	Jeffrey Berger	Reviewing past invoices for occupation rent, compiling data relating to units available for sale and sold/leased.
3/14/2016	Daniel Weisz	Review Sixth Report to Court and discussions with C. Delaney on same.
3/14/2016	Colleen Delaney	Send original signed LC documentation to TD; email from LBC with questions on court report, cashflows etc.; email from TD with proposed mechanics for LC replacement and respond; send emails to York Region and Markham to confirm that an undertaking from TD (to replace LCs on receipt of cash collateral) was sufficient for them to release LCs; response from York Region with form to forward; review revised drafts of Sixth Court Report, discuss with B. Tannenbaum and provide comments to Chaitons; telephone calls and emails from MZ with questions and respond; telephone call from DUKA regarding payment of condominium fees; review and edit bill for February 2016.
3/14/2016	Bryan Tannenbaum	Review amendments (blacklined) from S. Rappos; discuss with C. Delaney; receipt and review of emails from TD regarding replacement LCs, etc.; review emails to York Region and Markham regarding notifying them of LC replacement.
3/15/2016	Colleen Delaney	Review claimants' contract information with S. Rappos; discuss claimants' liens on Phase II and issue regarding level of proof required to accept lien claims on Phase II; emails regarding MZ and LBC; review, comment and finalize Trustee's Sixth Court Report and appendices; review and comment on Chaitons' letter to construction lien claimants; receive and coordinate sign-back of Tarion bond reduction rider as requested by Westmount; emails with J. Bolton on Phase II issues.
3/15/2016	Bryan Tannenbaum	Receipt and review Chaitons draft letter to lien claimants regarding the Court application; discuss same with S. Rappos; review and edit the Sixth Report; discuss same with S. Rappos; receipt and review of Westmount Tarion Rider #1 reducing the bond from \$5,018,135 to \$2.5 million and execute same; email to C. Hayes regarding marketing efforts.
3/16/2016	Colleen Delaney	Update outstanding list and priorities; review draft LC reduction schedule received from C. Conrad of Markham to confirm that replacement LCs cover the outstanding authorized amount as of today; draft response to C. Conrad; email Pronto requesting an update on the status of repairs, Tarion inspection etc.; respond to A. Casalnuovo regarding proposed meeting dates for Phase I issues; follow-up with C. Conrad to confirm that Markham will accept an undertaking from TD; review and confirm details with HS on the final Statement of Adjustments for Suite 1521 scheduled to close on April 28, 2016; approve invoices and cheques.
3/16/2016	Bryan Tannenbaum	Receipt and review of email from C. Conrad of Markham regarding Court report and LCs; email response sent confirming that Trustee will replace full amount at time of replacement; discussion with C. Delaney regarding outstanding item listing.
3/17/2016	Colleen Delaney	Emails regarding Markham's position on Undertaking from TD; emails to coordinate April 15, 2016 court hearing date and letter to claimants.
3/18/2016	Jeffrey Berger	Preparing cheque requisitions.
3/21/2016	Jeffrey Berger	Preparing cheque requisition.
3/21/2016	Colleen Delaney	Review cheques; coordinate condominium fee payment to YRSCC 1265; email DUKA to confirm common area fees and Status Certificate request on Suite

Date	Professional	Description
		827; email response to unsecured creditor (P. Lee); telephone call from N. Hui regarding Status Certificate issue; email from TGF regarding procedures to call LCs and related legal and commission fees; email TGF to request they incorporate the refund of unearned fees in their final accounting for cash collateral to be released; telephone call with S. Rappos to review issues regarding certain lien claimants' position on vacant land etc.; emails from lawyers for various claimants; review Trustee's cash position.
3/21/2016	Bryan Tannenbaum	Review emails regarding draft orders; several emails from lien creditors counsel regarding Court tomorrow and distribution; meeting with C. Delaney to discuss LC replacements and Markham position, etc.; email to Westmount regarding follow up on our letter of March 10, 2016 for reduction of AVIVA; telephone call from S. Rappos regarding possible adjournment of distribution motion because of lien creditors claim to Phase III, etc. and need for a further short report and LC transfer between LBC, TD and Markham and timing for next report.
3/22/2016	Colleen Delaney	Email documents and information to S. Rappos and York Region; email N. Hui regarding Status Certificate; revised draft Court Orders; instruct J. Berger regarding 2016 realty tax payments schedule; review A. Casalnuovo's emails on status of YRSCC 1228's cost estimates and send detailed email regarding Trustee's position on master list, next steps for meeting on March 30, 2016 etc.; review 81 Capital Acknowledgement issue and email M. Karoly for background information; obtain March 22, 2016 court documents from Chaitons and coordinate posting on the Trustee's website; review issue 19. on Status Certificate (requested by prospective buyer of Suite 827), telephone call to N. Hui and DUKA and forward to S. Rappos to respond to buyer's lawyer's enquiries; review N. Hui's schedules regarding marketing update and prepare list of enquiries; email DUKA to request status of YRSCC 1265's position on 81 Capital lease.
3/22/2016	Bryan Tannenbaum	Emails from solicitors for lien claimants and Markham regarding not attending and adjournment of lien part; attend Court (chambers) for approval of Sixth Report and adjourned in part until April 15, 2016.
3/23/2016	Jeffrey Berger	Update of 2016 interim property tax schedule.
3/23/2016	Colleen Delaney	Emails with N. Hui regarding closing issues on Suite 827; email enquiries from MZ; review Escrow Agreement drafted by S. Rappos; review AVIVA letter regarding release of security and funds to be held in trust; email from Pronto to confirm safety handle installed on fire exit door and forward to DUKA; emails regarding approval of invoices.
3/24/2016	Colleen Delaney	Emails with N. Hui and S. Rappos regarding buyer's position on Suite 827; review revised Status Certificate on Suite 827 and call DUKA with questions; review and approve PowerStream billings; update Units available with map attachment; discuss MZ's position with A. Dhanani; telephone call with N. Hui regarding the current status of units available for sale/lease, marketing efforts and next steps; review cash position; follow up on realty tax bill related to alleged orphan land (per M. Karoly); summarize marketing status and send to N. Hui for additional comments; email to confirm that Suite 827 buyer is not waiving condition on sale.
3/29/2016	Jeffrey Berger	Preparing cheque requisitions; preparation for meeting to be held on March 30, 2016.
3/29/2016	Colleen Delaney	Emails with S. Rappos; coordinate signing/sending of Mutual Release and

Date	Professional	Description
		letter to BMO regarding cancellation of sale on Suite 827; emails with N. Hui and TradeWorld regarding marketing follow-up; emails with Pronto regarding status of outstanding work on Phase I and Phase II and related quotes to complete; telephone call from J. Baird of Masongsong with update on status of LC reduction from Markham and to arrange a telephone call with landscape architect to coordinate planting of additional trees required by Markham; coordinate telephone call with N. Miele/J. Baird for March 31, 2016; review TD's security registration and forward to S. Rappos for confirmation of details; email from DUKA regarding status of 81 Capital lease and forward to M. Karoly and ask if Acknowledgement from Purchaser is required; prepare for meeting with YRSCC 1228 representatives regarding outstanding PATS items for Phase I; update marketing status.
3/29/2016	Bryan Tannenbaum	Discussion with C. Delaney regarding LC refund from Markham per her discussion with J. Baird; sign mutual release for Unit 827.
3/30/2016	Jeffrey Berger	On-site meetings with Pronto and YRSCC 1228 representatives; drafting meeting minutes.
3/30/2016	Daniel Weisz	Review PPSA reports regarding TD registration.
3/30/2016	Colleen Delaney	Site meeting with J. Berger, G. Abbiento and L. Holloway to review status of Phase I items and prepare for meeting; meeting and site tour of major items with: H. Fung, A. Casalnuovo, WSP, J. Berger, G. Abbiento and L. Holloway (Phase I); site meeting with J. Berger, G. Abbiento and L. Holloway to review status of Phase II items (PATS report and BB19) and estimates and timing to complete.
3/31/2016	Jeffrey Berger	Drafting meeting notes from March 30, 2016 meeting.
3/31/2016	Colleen Delaney	Approve invoices; coordinate return of Purchaser's cheque; review and comment on Trustee's Supplement to the Sixth Report; coordinate final report; follow-up regarding status of letters to lien claimants; discussion with N. Hui regarding key for Suite 1527 and location of units available in Phase I (for sale or lease); email H. Fung asking as to status of Hotpot restaurant build out and receive response; telephone call from supplier and respond; conference call with J. Baird and N. Miele of MHBC Landscaping to discuss the additional trees to be planted in accordance with agreements with Markham and required to request a further reduction in the outstanding LCs; discuss meeting with YRSCC 1228 representatives with J. Berger; review cash position and transfer funds to JKRC; receive email from A. Hanoman with response on brick issues on townhomes; research Tarion guidelines for warranties on brick issues and forward summary to A. Hanoman and G. Abbiento to consider on April 1, 2016 site visit and report back; discussions with B. Tannenbaum regarding status of various issues and signing of the Supplement to the Sixth Report of the Trustee.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	20.80	\$ 525	\$ 10,920.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	2.50	\$ 495	1,237.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	98.70	\$ 375	37,012.50
Jeffrey K. Berger, CPA, CA	Senior Analyst	17.20	\$ 195	3,354.00
Total hours and professional fees		<u>139.20</u>		\$ 52,524.00
HST @ 13%				6,828.12
Total payable				\$ 59,352.12

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
 11 King Street West, Suite 700
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Date May 9, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
Invoice 15
No. C000266

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to April 30, 2016.

Date	Professional	Description
4/1/2016	Bryan Tannenbaum	Review of Sixth Supplementary Report; review and sign cheques.
4/1/2016	Colleen Delaney	Review March 30, 2016 site meeting summary chart prepared by J. Berger; draft email summarizing March 30, 2016 meeting and next steps; approve cheques; email City of Markham ("Markham") to confirm no further outstanding property tax bills; email from J. Baird of Masongsong with map of additional trees to be planted; review emails from lien claimants' lawyers.
4/4/2016	Colleen Delaney	Emails with A. Hanoman regarding Phase I repair items; email list of outstanding items to B. Tannenbaum; respond to emails from K. McNeill of Harris Sheaffer LLP ("HS") regarding closing; emails with Chaitons LLP ("Chaitons") related to Letters of Credit ("LCs"), liens, etc.
4/5/2016	Bryan Tannenbaum	Status meeting with C. Delaney regarding AVIVA position and letter to AVIVA regarding same, receipt of email from C. Delaney to Laurentian Bank of Canada ("LBC") as to AVIVA status; review LC transfer escrow agreement and issue of return of unearned fees from LBC including various emails between Chaitons, LBC and our offices and Markham requirements for escrow, etc.; lien claimants' letters to confirm exact amount of holdback; discuss meeting with Phase I condominium corporation and draft email sent to R. Miller for review and suggest copying Tarion; miscellaneous items for Chaitons including LC of \$90,594 draw down, Tran lawsuit, landowners refund, etc.; tax bill for land that does not appear in the order; LC reductions and status of a response from Markham; Pronto General Contractors ("Pronto") outstanding matters; N. Miele of MHBC Landscaping ("MHBC") regarding additional trees required by Markham and involvement of Primont; Harmonized Sales Tax ("HST") refund being held up and auditor to be in touch; receipt and review of several emails between Chaitons and A. Conte position for Court Hearing on April 15, 2016.
4/5/2016	Colleen Delaney	Review Escrow Agreement regarding replacement LCs and provide comments to S. Rappos of Chaitons; email response to N. Hui of TradeWorld on Suite 827; respond to A. Chaaban of LBC queries regarding bond reduction and

Date	Professional	Description
		status of LCs; emails from PH Property Management regarding townhome leaks; receive quotes for ground level garbage area; emails with HS regarding PH 21 closing documents; status update meeting with B. Tannenbaum; review and approve HST filing for March 2016; approve invoices and coordinate cheques; emails regarding locker for PH 21; review emails from lien claimants' lawyers.
4/6/2016	Bryan Tannenbaum	Receipt and review of many emails from lien claimant lawyers and Chaitons regarding the upcoming Motion and distribution issues; telephone conference call with H. Chaiton, S. Rappos and C. Delaney regarding the lien claimants' position (holdback reserve) and Amstat position; receipt and review of Chaitons' email to lien creditors lawyers requesting confirmation of holdback amounts.
4/6/2016	Colleen Delaney	Emails regarding lien claimants' lawyers' position on Phase III proceeds; email from Pronto regarding locker contents and email DUKA requesting they clear out lockers belonging to JKRC; conference call with Chaitons and B. Tannenbaum to discuss revised motion; emails from DUKA; discussions and emails regarding lien claimants' supporting information.
4/7/2016	Bryan Tannenbaum	Receipt and review of emails regarding comments to the new LC documentation; review and sign related escrow agreement.
4/7/2016	Colleen Delaney	Telephone call from J. Baird advising that Markham should have information required to process LC reductions; emails regarding summary invoice report by trade; telephone call with R. Miller to discuss YRSCC 1228 meeting and completion/release for Phase I; telephone call with Pronto to review status of repairs and priority items for townhomes; review final LC Escrow Agreement; finalize and send summary email of March 30, 2016 meeting with YRSCC 1228 representatives and the Trustee; provide contract summaries to S. Rappos; email status of marketing of remaining units to B. Tannenbaum; review responding materials from numerous lawyers for lien claimants.
4/8/2016	Bryan Tannenbaum	Review and sign cheques.
4/8/2016	Colleen Delaney	Approve cheques; review and approve invoices for payment; telephone call from Canada Revenue Agency ("CRA") auditor regarding bare trustee issue and refunds claimed in January and February 2016, refer to court order and previous CRA discussions; review/save documents from lien claimants' lawyers; update outstanding list; check cash balances and email Bank of Montreal ("BMO") regarding Guaranteed Investment Certificate ("GIC") balances; update meeting with B. Tannenbaum regarding status and marketing, etc.
4/11/2016	Colleen Delaney	Emails with Chaitons regarding court logistics and next steps; prepare Agenda for telephone call with Chaitons; review offer on Suite 1527 and respond with questions; emails with Pronto regarding repair issues; emails with LBC and Chaitons related to the LC Escrow Agreement; email from HS with questions on Status Certificate information for Suite 1527; email DUKA and Markham to confirm arrears amounts for Suite 1527; review J. Sack's holdback details for three claimants and respond to S. Rappos.
4/11/2016	Bryan Tannenbaum	Telephone call to M. Snedden regarding status of project.
4/11/2016	Bryan Tannenbaum	Attend at HS offices to sign closing documentation for the sale of PH 21 (#1521).
4/12/2016	Colleen Delaney	Summarize offer and recommendation on Suite 1527; review email from Markham on Suite 1521 2014 taxes and telephone them to discuss; email

Date	Professional	Description
		A. Chaaban requesting cash collateral calculation to determine cash required to fulfill Escrow Agreement; mark up offer for Suite 1527; review short term cash requirements; confirm legal unit number for Suite 1527; conference call with Chaitons and B. Tannenbaum to discuss next court hearing and lien claimants' positions and reconciliation of same.
4/12/2016	Bryan Tannenbaum	Receipt and review of offer for PH 27; email to S. Rappos regarding liens on the property; telephone call with S. Rappos regarding LC Escrow Agreement with end of week to deliver up originals with replacement on Monday; Unit 1527 court on May 18, 2016 for vesting order and close the following week; condominium liens for common area expenses and seek to pay liens for the unit on closing only if they sent a notice to the secured creditors; AVIVA position regarding reduction and logistics to accomplish this objective; allocation of costs to gross proceeds; holdback calculation and priority over secured creditors; holdback amount should be determined by the end of the week; distribution to Amstat issue; LC refunds and timing of same and allocation to a respective phase however, just cash which may go to PPSA registration (Amstat, AVIVA, LBC ??); Court on May 18, 2016 for seek to distribute holdback, to Amstat having resolved LBC issues, sale of Unit 1527, distribute to condominium corporation on Unit 1521 and future sale of Unit 1527, approval of our fees and activities; sign APS for 1527.
4/13/2016	Colleen Delaney	Review email from A. Chaaban with cash collateral calculation and respond with questions on unearned fees; emails regarding townhome leaks and plan to address; respond to HS' enquiry regarding plan to address realty tax and condominium fee arrears on Suite 1521; email DUKA regarding outstanding bill for April 2016; email Markham to confirm tax amounts owing; email follow up regarding Tarion items.
4/14/2016	Jeffrey Berger	Prepare summary of cost to complete BB-19 deficiencies analysis.
4/14/2016	Colleen Delaney	Emails with J. Berger regarding BB19 costing status; coordinate letter/cheque to Markham for 2014 tax bill for Suite 1521; email response to unsecured creditor.
4/14/2016	Bryan Tannenbaum	Receipt and review of LC escrow agreement duly executed; receipt and review of emails rescheduling the Court Motion to May 12, 2016 (changed from May 18, 2016).
4/15/2016	Jeffrey Berger	Preparing cheque requisitions, comparing CCI deficiencies to work completed by the GC, drafting the April 15, 2016 Statement of Receipts and Disbursements ("R&D") schedule and R&M schedule.
4/15/2016	Colleen Delaney	Review and edit Trustee's billing for March 2016; emails with S. Rappos regarding logistics and claims; email from TD Bank ("TD") with enquiries on LC descriptions - research and respond; email from A. Chaaban regarding Unit 60 proceeds and respond; receive LBC legal fee estimate (to be deducted from Trustee's cash collateral) and enquire as to details and follow up with Chaitons; instruct J. Berger to update R&D and repairs schedules to April 15, 2016; receive response from DUKA on locker contents and forward to Pronto for follow-up; emails/telephone calls with J. Berger and D. Nishimura to confirm proof of payment of property taxes and condominium fees to April 30, 2016 for Suite 1521.
4/15/2016	Daniel Weisz	Review and sign cheques.
4/18/2016	Jeffrey Berger	R&D and R&M schedule updates.

Date	Professional	Description
4/18/2016	Colleen Delaney	Emails regarding cash collateral wire transfer balances and timing; send proof of 2014 property tax payment on Suite 1521 to HS; email from Markham with 2014 taxes levied on five residential units and forward to J. Berger for analysis; email N. Miele to follow-up on additional trees to be planted as per Markham agreement; email from TD with LC information; telephone call from BMO regarding GIC investments; email from N. Hui with questions on Suite 1521 locker and PDI.
4/19/2016	Colleen Delaney	Email from purchaser's (Suite 1521) lawyer following up on condominium lien and locker status, forward to Chaitons and DUKA for follow-up; email Pronto and AWD regarding the railing issue and the townhome wall; compile documents and prepare a summary response to AWD's lawyer; follow-up with DUKA on five lockers belonging to JKDC and related notices; emails coordinating logistics of TD LC documents and wire transfers with all parties involved; confirm wire instructions with TD; draft letter to BMO to wire funds to TD and compile supporting documentation.
4/20/2016	Bryan Tannenbaum	Status meeting with C. Delaney regarding storm trap email from J. Baird regarding silt leak (approximately \$30,000) and propose that Markham will net out amount before it goes to maintenance; LCs approved as of last night and we are awaiting final documents from Chaitons so that LC money will be wired from LBC, etc.; tree planting issue and agreement to planting specifications; sales status; BB19 and CCI issue to get rid of remaining items.
4/20/2016	Daniel Weisz	Discussion with C. Delaney regarding funds to be wired; review emails regarding same; review bank account information and email to C. Delaney regarding same.
4/20/2016	Colleen Delaney	Telephone call with Pronto regarding Tarion items; email summary of outstanding items to S. Rappos; email from Masongsong regarding Conservation Authority position on sediment in underground tank; receive confirmation that all but one locker is empty; telephone call with J. Baird to discuss TRCA email and impact on Trustee and LC reductions – Markham will net cost to rectify from LC funds; email from N. Hui to coordinate PDI for Suite 1521 and enquire of locker status; telephone call from G. Abbiento of Pronto with update on alleged townhome leaks, wall and railings; receive email updates from Pronto; email with YRSCC 1265 lawyer with updates on lien amounts on Suite 1521; email from LBC and TD to coordinate wire transfers; email from Global Mechanical's lawyer requesting a legible copy of a back-up document and provide same; meeting with B. Tannenbaum to discuss status of administration and priorities; email from H. Fung requesting document relating to Terrace Unit transfer; email from BMO to confirm GIC investments; discussion with J. Berger regarding summary analysis with respect to status of CCI's BB19 costing; review cash position and investments.
4/21/2016	Bryan Tannenbaum	Various emails on the effervescence on the townhome walls and responsibility for same vis a vis Tarion; discuss same by telephone with C. Delaney and provide response to her as to my position at this point; emails regarding LC transfer of funds status.
4/21/2016	Daniel Weisz	Exchange emails with C. Delaney regarding wire transfer and sign letter to bank to affect wire transfer.
4/21/2016	Jeffrey Berger	Review Markham taxes, preparation of Pre-Delivery Inspection ("PDI") form for Unit 1521, cheque requisitions, review of various correspondence.
4/21/2016	Colleen Delaney	Emails regarding townhome wall issue; discuss Tarion meeting with

Date	Professional	Description
		B. Tannenbaum; telephone call with G. Abbiento; initiate wire transfer to TD and confirm receipt; obtain PDI form, advise J. Berger regarding completion; send PDI form to L. Holloway with instructions; instruct Lloyd regarding securing lockers owned by JKDC; ASCEND accounting for wire transfers, BMO investments, etc.; approve invoices and initiate cheques; telephone call from TD to enquire as to how cash collateral to be invested and respond; follow-up with Pronto on garbage issue raised by property manager; review CRS holdback amount claimed by its lawyer and analyze.
4/22/2016	Colleen Delaney	Email response/enquiries to Markham regarding additional property tax bills; update investments schedule; emails to coordinate PDI inspection of Suite 1521; review general ledger to confirm recent transactions (including wire transfers and investments); email TD regarding GIC rates; approve cheques; emails regarding condominium liens on Suite 1521; review Imperial Trim's lawyer's response on holdback detail and forward question to J. Bolton; respond to enquiry on status of tree planting for Markham LC.
4/22/2016	Jeffrey Berger	Review of various correspondence; PATS update.
4/25/2016	Colleen Delaney	Email from supplier and follow-up regarding invoices; emails regarding PDI meeting and forms for Suite 1521; email J. Bolton regarding follow-up on balances; email J. Berger regarding PDI and CCP forms required by Tarion.
4/25/2016	Jeffrey Berger	Update of CCI quote and Pronto work completed schedule; correspondence with Lloyd/Pronto regarding same.
4/26/2016	Colleen Delaney	Emails with K. McNeill, S. Rappos and J. Salmon regarding the amended Vesting Order and outstanding condominium expenses for Suite 1521; email PDI/CCP forms to L. Holloway for completion at PDI meeting; telephone call from PowerStream regarding outstanding amounts and forward to J. Berger; email from Tarion asking as to status of May 3, 2016 site meeting, confirm attendees and re-send minutes from March 30, 2016 between Trustee and YRSCC 1228 representatives; emails with S. Rappos regarding claimant balances; emails regarding Tarion forms; coordinate signing of Trustee's Certificate on Suite 1521.
4/26/2016	Jeffrey Berger	Correspondence with Lloyd/Pronto regarding various issues; correspondence with PowerStream regarding outstanding invoices.
4/26/2016	Daniel Weisz	Review and sign Trustee's Certificate regarding Suite 1521 and email same to K. McNeill.
4/27/2016	Jeffrey Berger	Providing proof of payment for condominium fees to counsel, reviewing various correspondence from counsel and Pronto.
4/27/2016	Colleen Delaney	Emails with Pronto and YRSCC 1228 representatives regarding townhome leaks; review common expense payout statements from lawyer for YRSCC 1265 and provide corrections and supporting documentation; emails with J. Baird regarding MHBC and next steps regarding planting, etc.
4/28/2016	Jeffrey Berger	Review of Pronto invoices relating to BB-19; correspondence with Pronto regarding same; review of correspondence regarding sale of Unit 1521.
4/28/2016	Colleen Delaney	Emails from H. Fung regarding May 3, 2016 meeting with Tarion and forward to B. Tannenbaum and Chaitons; review updated common expense statements from YRSCC 1265 and draft a response to S. Rappos; emails with YRSCC 1265's lawyer and property manager on settlement amount and confirm; emails from Purchaser's lawyer and coordinate response; telephone calls with H. Fung regarding A. Casalnuovo's status and costed PATS to be

Date	Professional	Description
		updated before May 3, 2016 meeting with Tarion; email DUKA with request to update common expense arrears statements for remaining five units available for sale; initiate cheque to YRSCC 1265's lawyer in trust regarding common expense arrears settlement; email from HS to confirm closing of Suite 1521; coordinate hand over of keys and email BMO to release purchaser's deposit cheque to the Trustee's bank account.
4/29/2016	Colleen Delaney	Confirm receipt of wire transfer regarding closing of Suite 1521; process accounting entries and cheques regarding closing of Suite 1521; review status of investments at BMO with C. Baeta; telephone call to K. McNeill regarding remaining funds in trust and when same will be released to Trustee; emails regarding keys etc.; email N. Hui to enquire as to the status of the sale of Suite 1527; review scope of work email from N. Miele and forward to J. Baird for comment; send PDI and CCP to Tarion for review and comment; update outstanding list; review status of CCI summary and discuss with J. Berger; prepare for YRSCC 1228 and Tarion meeting on May 3, 2016; email from DUKA with request for payment regarding keys; telephone call from G. Abbiento with an update on the townhome roof and site meeting on May 3, 2016.
4/29/2016	Jeffrey Berger	Reconciliation of Pronto invoices to BB-19 work completed and CCI cost schedule; discussion with C. Delaney regarding same.
4/29/2016	Daniel Weisz	Review and sign cheques.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	6.50	\$ 525	\$ 3,412.50
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.70	\$ 495	346.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	55.60	\$ 375	20,850.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	13.40	\$ 195	2,613.00
Total hours and professional fees		76.20		\$ 27,222.00
HST @ 13%				3,538.86
Total payable				\$ 30,760.86

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
 11 King Street West, Suite 700
 Toronto, Ontario
 M5H 4C7

T. 416.480.0160
 F. 416.480.2646

www.collinsbarrow.com

Date June 9, 2016

Client File 300028
Invoice 16
No. C000290

GST/HST: 80784 1440 RT 0001

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to May 31, 2016.

Date	Professional	Description
5/2/2016	Jeffrey Berger	Review of documents in preparation for May 3, 2016 meeting with Tarion.
5/2/2016	Colleen Delaney	Confirm receipt of wire transfer from Harris Sheaffer LLP ("HS") regarding closing of Unit 1521; email DUKA regarding keys; letter and cheque to Lash Condo Law in payment of condominium fees lien against Unit 1521; revise Tarion Pre-Delivery Inspection ("PDI") and Certificate of Completion ("CCP") forms and sent to P. Lutz at Tarion; telephone call from lawyer for owner of Phase I commercial Unit 39 with enquiries on the Guest Tile lien and how to remove/forward to S. Rappos of Chaitons; email N. Hui of TradeWorld regarding keys and status of sale of Unit 1527; email A. Ip at Masongsong Associates Engineering Limited ("Masongsong") enquiring as to the status of the Landowners' refund and when Trustee can expect payment; email Pronto Contracting ("Pronto") in preparation for May 3, 2016 meeting with YRSCC 1228 and Tarion representatives; update meeting with B. Tannenbaum; receive, review and comment on updated PATS received (late) from YRSCC 1228; prepare for May 3, 2016 meeting including handout.
5/2/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding meeting with YRSCC 1228 and preparation of background chronology, efflorescence issue, sign off of Release, update that Condo Corp did not update the PATs report; report to Court status; closed Unit 1512 on Thursday; nothing further on the Letters of Credit ("LCs") reduction request; email regarding outstanding trees to be planted.
5/3/2016	Jeffrey Berger	Preparation for and meeting with Tarion and Property Manager representing YRSCC 1228.
5/3/2016	Colleen Delaney	Email from YRSCC 1228 and respond; discussion with B. Tannenbaum regarding meeting preparation; review S. Rappos' detailed lien claimant holdback chart and confirm amounts/prepare list of questions; conference call with S. Rappos and B. Tannenbaum to review lien claimant holdback chart and next steps; Phase I common element meeting at Jade Kennedy site with representatives of YRSCC 1228, Tarion and the Trustee; tour town home area to observe efflorescence issue; agree on approach to resolve outstanding

Date	Professional	Description
		items and related Release to be signed by YRSCC 1228 (resulting in elimination of Phase I bond); draft email and Release to send to YRSCC 1228; forward email to H. Fung regarding status of Guest Tile's lien claim filed with the Trustee; attend Tran unit noting that it has been renovated and a new business is in place.
5/3/2016	Bryan Tannenbaum	Attend at site for meeting with YRSCC 1228 and Tarion representatives to finalize arrangements for a release; further discussions regarding same with our group; receipt and review of email from Chaitons regarding letter from A. Casalnuovo and response thereto regarding his client instructing us not to deal with him, etc.
5/3/2016	Bryan Tannenbaum	Conference call with S. Rappos and C. Delaney to review the construction lien claims listing and assessment of holdback amount, balance of report requests, Guest Tile holdback claim regarding Laurentian Bank of Canada ("LBC") and it will be withdrawn as they get their holdback amount.
5/4/2016	Jeffrey Berger	Drafting meeting minutes for the May 3, 2016 meeting.
5/4/2016	Colleen Delaney	Review and amend minutes of May 3, 2016 meeting with Tarion and YRSCC 1228 representatives; draft changes to Release (regarding settlement of common element deficiencies with YRSCC 1228); discuss minutes and Release with B. Tannenbaum, finalize and send; emails with J. Bolton on Imperial Trim and CRS Contracting balances; organize court reports, agreements and working papers; receive and review tax bills for residential units from the City of Markham ("Markham"); review liens file, cash balances and email S. Rappos regarding distributions; approve invoices for payment; follow-up with G. Abbiento of Pronto on status of townhome roof repair.
5/4/2016	Bryan Tannenbaum	Review emails regarding the release with YRSCC 1228 and discuss with C. Delaney; discuss Guest Tile lien on sold units prior to our appointment; email from H. Fung regarding pictures of other roof leaks.
5/5/2016	Jeffrey Berger	Prepare cheque requisitions.
5/5/2016	Colleen Delaney	Prepare and file Harmonized Sales Tax ("HST") return for April 2016; email from H. Fung regarding A. Casalnuovo - to advise that he is no longer involved in discussions with the YRSCC 1228 and the Trustee regarding settlement of common element deficiencies; review and comment on the Second Supplement to the Sixth Court Report; meet with B. Tannenbaum to review comments on the report and email comments to S. Rappos; emails with DUKA on various administrative matters relating to the residential condominium tower; email photos of the Tran Units (2025 and 2026) to S. Rappos and advise of a new business to open there soon; update claims schedule for additional information provided by claimants' lawyers; emails regarding approach to Markham in connection with payment of LC reduction amounts.
5/5/2016	Bryan Tannenbaum	Review Second Supplementary Report to the sixth report and discuss with C. Delaney for comments back to Chaitons.
5/6/2016	Bryan Tannenbaum	Review revisions made by Chaitons to the Second Supplement report to the Sixth Report and discuss with C. Delaney for comments back to Chaitons.
5/6/2016	Colleen Delaney	Review revised Second Supplement to the Sixth Report and provide comments to S. Rappos; update claimant support for final holdback amount, any reserves required and total payments; email from K. McNeill of HS regarding wire transfer sent to Trustee; emails to and from H. Fung regarding the status of the Hot Pot Restaurant; email N. Hui with H. Fung's input on the

Date	Professional	Description
		Hot Pot Restaurant and asking about the impact on marketing/sales; respond to A. Chaaban of LBC.
5/9/2016	Daniel Weisz	Review and sign cheques.
5/9/2016	Bryan Tannenbaum	Meeting C. Delaney regarding status of our Court Report awaiting from Chaitons; receipt and review of Tarion email to YRSCC 1228 regarding status of release; discussion with S. Rappos regarding lien notice publication of MDCL and no affect, etc.
5/9/2016	Colleen Delaney	Review and edit April 2016 billing; email TD Bank to follow-up on Guaranteed Investment Contract ("GIC") rate; discussion with J. Berger: CCI, PowerStream, Statement of Receipts and Disbursements ("SR&D"), etc.; email K. McNeill regarding trust funds received and process ASCEND accounting; email DUKA regarding various administrative matters at 8321 Kennedy Road, Markham; review lien contracts for clauses; discuss claims status with B. Tannenbaum and S. Rappos; review and approve invoices; review S. Rappos' draft letter to Sereen Painting Ltd and confirm; prepare letter to Markham (C. Moore) explaining application of property tax payments on residential units; email PBL Insurance ("PBL") regarding current coverage; review and update SR&D; review status of BB19 work and prepare a summary email (with questions) to Pronto; review Guest Tile's lawyer's affidavit and email S. Rappos; emails with N. Hui; emails with S. Rappos regarding Masongsong's position on certification of payments to trades.
5/9/2016	Jeffrey Berger	Updating SRD and repairs & maintenance schedules, correspondence with PowerStream regarding outstanding invoices.
5/10/2016	Bryan Tannenbaum	Receipt and review email from S. Rappos to adjourn motion for a week to finalize matters with the lien claimants regarding holdbacks and no further claims, etc.
5/10/2016	Colleen Delaney	Emails regarding the upcoming Court hearing; follow up on outstanding items related to the sale of Unit 1521; telephone call from J. Baird of Masongsong regarding certifications and update S. Rappos; email N. Miele enquiring as to the status of plans for additional trees; telephone call from PBL to review current status; emails regarding roofer to attend at the town homes; telephone call from N. Hui; return telephone call to A. Chaaban.
5/11/2016	Bryan Tannenbaum	Status meeting at our offices with A. Dhanani, C. Delaney (via telephone) and C. Mady on outstanding matters on the project.
5/11/2016	Colleen Delaney	Conference call with C. Mady, B. Tannenbaum and A. Dhanani to review status of the Jade-Kennedy administration; review previous Estimated Realizable Value ("ERV"); email documents to PBL; telephone call from Reilly Lock regarding their account; respond to insurance enquiries; email S. Rappos requesting PPSA summary to determine entitlement to net cash collateral proceeds from reductions in LCs; emails with N. Miele and J. Baird regarding logistics for remaining landscaping work; update notes to SRD; update Units Available schedule; email C. Mady with enquiry regarding LC cash; voicemail from unsecured creditor (former realtor), return call and send email with summary and link to website.
5/12/2016	Colleen Delaney	Discussion with A. Dhanani regarding insurance; emails and telephone call with S. Rappos regarding MJC Contracting 2014's holdback amount; receive request from YRSCC 1228 with amendments to Release, discuss with B. Tannenbaum, revise Release and send to YRSCC 1228 and copy Tarion; follow-up with Pronto on undertakings by Trustee and timing of roof repairs

Date	Professional	Description
		and related report; prepare updated ERV schedule including supporting schedules and notes.
5/12/2016	Jeffrey Berger	Update of the May 6, 2016 R&M schedule; update of PATS listing.
5/13/2016	Bryan Tannenbaum	Supervision; file administration; review outstanding list.
5/13/2016	Colleen Delaney	Emails with PBL Insurance regarding coverage; emails with DUKA regarding various administrative matters at 8321 Kennedy Road; update ERV schedules; telephone call with N. Hui regarding Provincial Immigration Program criteria; update detailed Outstanding List and email to B. Tannenbaum; draft and send detailed email to DUKA management regarding information required on various issues; emails and telephone calls from DUKA; emails regarding townhome roofs.
5/13/2016	Arif Dhanani	Partially review of realizations schedule and send email to C. Delaney.
5/16/2016	Jeffrey Berger	Discussion with Lloyd of Pronto regarding outstanding items on BB-19 report, discussion with C. Delaney regarding same, updating the SR&D schedule.
5/16/2016	Arif Dhanani	Review Jade-Kennedy realizations schedule, meet with C. Delaney regarding same and provide her with comments thereon; further review of amended Jade-Kennedy realization schedule and provide further comments to C. Delaney.
5/16/2016	Colleen Delaney	Email from J. Baird regarding work performed by MJC Contracting and forward to S. Rappos; follow-up regarding status of insurance review cheques; emails with S. Rappos; respond to email from DUKA; email Pronto regarding outstanding work related to CCI's BB19 report and PATS report; discuss ERV draft schedules and back-up and update; send Mutual Release for Unit 827 to HS as requested; discussion with B. Tannenbaum on Tarion items; respond to PBL regarding the value of the units; telephone call with CRA to enquire as to the status of the outstanding HST refunds owing.
5/16/2016	Bryan Tannenbaum	Review and sign cheques; receipt and review of Tarion email with minutes from meeting with YRSCC 1228; emails between changes in our office regarding entitlement to the LCs and the effect of the personal property securities act registrations.
5/17/2016	Jeffrey Berger	Review of statements provided by DUKA; review of 2015 cheque details for vendor (Reilly); update of CCI tracking sheet per updates from Lloyd of Pronto.
5/17/2016	Colleen Delaney	Email from DUKA with common expense arrears for units available for sale; respond to email from Pronto regarding townhome roof repairs; emails with S. Rappos; email J. Berger to determine what is required to obtain property tax rebates on vacant units; allocate costs incurred to perform work to enable LCs reduction requests; review and email DUKA regarding errors in the common expense arrears statements; ASCEND accounting items; telephone call from Pronto to advise as to status of the townhome roofs; review draft revised insurance certificate and call to discuss.
5/18/2016	Colleen Delaney	Emails with Chaitons regarding LBC request.
5/19/2016	Colleen Delaney	Emails regarding court hearing date and responses from stakeholders.
5/19/2016	Bryan Tannenbaum	Receipt and review of email from Chaitons regarding outstanding lien claimants - requesting that they provide information so that we make our court report; email to S. Rappos that we should proceed and note in our Court Report that we have taken to get the lien creditors to comply, etc.
5/20/2016	Colleen Delaney	Emails with Chaitons, MHBC Planning ("MHBC"), Pronto and B. Tannenbaum

Date	Professional	Description
		regarding various administration issues; review insurance certificate and draft email response.
5/20/2016	Bryan Tannenbaum	Receipt and review of email from BDO regarding their advising Windsor Credit Union and request for information regarding payments to Amstat; email to S. Rappos for input regarding same.
5/24/2016	Colleen Delaney	Emails with MHBC, Masongsong, Chaitons, PBL, etc.; telephone calls from H. Fung, G. Abbiento and PBL; emails with B. Tannenbaum regarding outstanding items; coordinate cheques; telephone call with A. Dhanani regarding LBC's insurance request; emails regarding Phase I Release, roof repairs, etc.
5/24/2016	Arif Dhanani	Email to C. Delaney regarding insurance and follow up email regarding status of same to LBC.
5/24/2016	Jeffrey Berger	Correspondence with C. Delaney regarding signed Release from property manager, CCI vs. Pronto cost schedule, property tax vacancy rebate application, preparing cheque requisition.
5/25/2016	Bryan Tannenbaum	Conference call with S. Rappos and C. Delaney regarding outstanding items for our Court application regarding Amstat, LBC information, finalize the lien claimant information to be provided, and new timing, discussion of MJC claim.
5/25/2016	Bryan Tannenbaum	Various emails regarding the YRSCC 1228 release and details and timing of completion of work; receipt and review of email to Tarion regarding status of release; receipt and review of email from S. Cherniak regarding status of payouts to Amstat; responding email sent; receipt and review of email regarding offer for Unit 1216 and comments sent.
5/25/2016	Colleen Delaney	Review offer on Unit 827 and respond with enquiries; approve invoices for payment; summarize Pronto email regarding townhome roofs; emails regarding ASCEND; enquiry from YRSCC 1228 regarding trade for air conditioning and respond; email from Tarion regarding status of Release and respond; email DUKA requesting updated condominium fee arrears statements; receive draft offer on Unit 1216, review and respond with questions; receive email from BDO as advisor to Windsor Credit Union and discuss with B. Tannenbaum; receive and review insurance certificates and respond with change required; receive/review documentation from Am-Stat's lawyer; conference call with Chaitons and B. Tannenbaum to review next steps and adjournment to May 27, 2016 court hearing.
5/25/2016	Jeffrey Berger	Preparing cheque requisitions.
5/26/2016	Bryan Tannenbaum	Receipt and review of Chaiton's draft email to service list regarding another adjournment; email to Chaitons to specifically indicate which creditors are holding us up; meeting with C. Delaney regarding execute APS for Unit 827 signed back at \$272,000; review offer for Unit 1216 and suggest sign back at \$296,000; discussion regarding property manager and our request for a CAM statement and reconciliation; property tax rebates on the commercial units; edit letter to Markham regarding LC reduction status; release with YRSCC 1228.
5/26/2016	Colleen Delaney	Discussions with J. Berger regarding the status of various items; email from DUKA and respond; mark up offer for Unit 827; review terms for proposed offer on Unit 1216 and prepare questions; status meeting with B. Tannenbaum; draft letter to C. Conrad; coordinate ERV schedule update; review and send cheques; emails from G. Abbiento; prepare Tarion forms and email APS and forms to realtor on Unit 827; email response to offer terms on Unit 1216; review and approve invoices; review property tax rebate information and

Date	Professional	Description
		discuss approach with J. Berger; email regarding Air Central and follow-up with G. Abbiento.
5/26/2016	Arif Dhanani	Review amended realization schedule and comment thereon.
5/26/2016	Jeffrey Berger	Prepare cheque requisitions for PowerStream.
5/27/2016	Colleen Delaney	Emails regarding common expense statements required from DUKA; telephone call from Pronto regarding completion of town home roof repairs and coordinate inspection by YRSCC 1228 leading to Release; approve invoices; coordinate logistics for deposit on Unit 827; prepare excerpt for court approval on sale of Unit 827; review counter offer on Unit 1216 and respond; review revised offer on Unit 218 and respond; confirm terms acceptable on Unit 1216 and ask for APS; ask Pronto to check issue on Unit 1216; firm up offer on Unit 218 and prepare documents for signing; update J. Berger on Tarion forms required prior to closing (Pre-Delivery Inspection and Certificate of Completion) and keys other items required to close; email from MHBC regarding status and forward to J. Baird with request to attend on site meeting with N. Miele; send Unit 827 documents to S. Rappos for Court approval; send Unit 827 documents to HS for closing; receive email from A. Chaaban regarding commercial units.
5/27/2016	Jeffrey Berger	Review of correspondence with DUKA regarding statements for unsold units, review of statements for unsold units, review of APS for Units 827 and 218.
5/30/2016	Jeffrey Berger	Preparing documents for the sale of Unit 827, review of 2016 property taxes and correspondence with Markham regarding same, preparing cheque requisitions.
5/30/2016	Colleen Delaney	Mark-up offer on Unit 218; obtain additional information from N. Hui and K. McNeill; request from K. McNeill regarding documents required regarding the sale of Unit 827; email DUKA regarding information required and discuss with J. Berger; review realty tax bills for Unit 827 and other and instruct J. Berger to follow up with Markham regarding 2014 bills; email from H. Fung regarding town homes roofs; revise Release to be signed by YRSCC 1228; confirm legal unit numbers with HS; discuss ERV schedules with A. Dhanani; update S. Rappos regarding offers received and closing dates (court approval required); emails with Pronto in connection with Air Central and warranty on roof for town home #92; discuss closing information required with J. Berger; emails on town home roof repairs and next steps: inspection and sign Release.
5/30/2016	Bryan Tannenbaum	Execute APS for Unit 218 at \$262,000; discussion on roof repairs for townhomes; Court Report.
5/31/2016	Colleen Delaney	Prepare and coordinate deposits on sale of Units 827 and 218; telephone call with B. Tannenbaum in connection with questions from secured creditors and response thereto (MarshallZehr ("MZ") and LBC); email from DUKA and respond; prepare Court Report narrative to obtain approval for the sale of Unit 218; respond to LBC's enquiries regarding the status of sales and marketing efforts; telephone call with G. Abbiento and respond to H. Fung regarding town home roof warranties and inspections; confirm receipt of deposit on the sale of Unit 218 and forward documentation to HS for closing; respond to emails from H. Fung and DUKA; email DUKA regarding keys and documentation required to close Units 827 and 218; email Pronto to coordinate PDI and CCP forms for Units 827 and 218, keys and possible repair in Unit 1216; emails with S. Rappos on various items; follow-up with N. Hui as to the status of the offer on Unit 1216.

Date	Professional	Description
5/31/2016	Bryan Tannenbaum	Receipt and review of MZ email regarding status; responding to his requests and discussion with C. Delaney for input.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	11.40	\$ 525	\$ 5,985.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.10	\$ 495	49.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	2.60	\$ 375	975.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	71.90	\$ 375	26,962.50
Jeffrey K. Berger, CPA, CA	Senior Analyst	17.70	\$ 195	3,451.50
Total hours and professional fees		103.70		\$ 37,423.50
HST @ 13%				4,865.06
Total payable				\$ 42,288.56

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
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 Toronto, Ontario
 M5H 4C7

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www.collinsbarrow.com

Date July 20, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
Invoice 17
No. C000308

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to June 30, 2016.

Date	Professional	Description
6/1/2016	Colleen Delaney	Email from and respond to MarshallZehr Group ("MZ") enquiries; emails regarding the sale of Suites 218 and 1216; emails with H. Fung regarding roofs.
6/1/2016	Jeffrey Berger	Preparing documents for the sale of Suites 218 and 827, review of 2016 property taxes and correspondence with the City of Markham regarding same.
6/2/2016	Colleen Delaney	Review offer for Suite 1216 and respond; telephone call from J. Baird of Masongsong Associates Engineering Limited ("Masongsong") with an update on the status of the City of Markham's requests relating to the February 4, 2016 Letter of Credit ("LC") reduction request (by the Trustee); email from N. Miele of MHBC Landscaping and respond; email N. Hui of TradeWorld regarding extension of Listing Agreements; review Statement of Adjustments for Suites 827 and 218 and advise Harris Sheaffer LLP ("HS") of changes required; email DUKA; attend to administrative matters.
6/2/2016	Jeffrey Berger	Correspondence with HS regarding the sale of Suites 218 and 827; review of correspondence and account statements provided by DUKA; preparing cheque requisitions.
6/3/2016	Colleen Delaney	Emails from N. Miele and respond; emails and telephone call with H. Fung regarding delay of inspection to June 6, 2016; update call with G. Abbiento of Pronto Contracting ("Pronto"); mark up offer on Suite 1216 and request additional information from N. Hui; telephone call from DUKA regarding status of condominium fee arrears and promise to provide requested detail by June 6, 2016; draft letter and co-ordinate courier of June, 2016 condominium fees to DUKA; send legal status email to S. Rappos of Chaitons LLP; telephone call with B. Tannenbaum regarding various issues; receive and respond to email from Tarion regarding the Release to be signed by YRSCC 1228; emails with J. Berger; review and confirm revised Statement of Adjustments for Suite 218 and cheque to DUKA; review Seventh Report to the Court regarding approval of the sale of Suites 827 and 218.

Date	Professional	Description
6/3/2016	Bryan Tannenbaum	Review reports regarding sale of residential suites; discussion with C. Delaney regarding status of LC refunds, etc.
6/3/2016	Jeffrey Berger	Preparing cheque requisitions; correspondence with DUKA regarding payment of June, 2016 condo fees, review of APS and Tarion form for sale of Suite 1216.
6/6/2016	Jeffrey Berger	Review and update of APS for Suite 1216, review of various correspondence with DUKA, review of revised condominium fee statements provided by DUKA, correspondence with City of Markham regarding property taxes.
6/6/2016	Colleen Delaney	Inspect five townhome roof repairs with Pronto, H. Fung and respective owners and confirm as acceptable; prepare memo summarizing site inspections and outcome; tour Suites 218 and 1216 noting condition; meet with E. Huang at DUKA - review unauthorized contents in lockers, confirm condominium expense statements to be received, etc.; tour Hot Pot restaurant site, take photos and discuss opening (in July, 2016?) with H. Fung; walk around site noting signs on commercial suites in Phases I and II; turn around offer on Suite 1216; email Pronto regarding keys for suites to close in June, 2016; obtain information on suite closings from N. Hui and forward to E. Huang; email Pronto with instructions to remove contents from lockers 327 and 333 (to be sold); telephone call from N. Hui to discuss various matters; email A. Hanoman regarding lights in former Mady offices and related cameras; receive and review updated common expense arrears statements from DUKA, discuss with J. Berger and forward statements for Suites 827 and 218 to S. Rappos for upcoming closings; obtain missing information for offer on Suite 1216; review, analyze and make recommendation regarding offer on Suite 1527; review and approve HST return for May, 2016; email Pronto regarding Air Central quote.
6/6/2016	Bryan Tannenbaum	Review Seventh Report regarding sale of Suites 827 and 218, execute and return to Chaitons for service; email to C. Delaney regarding status of sale or leasing possibilities of commercial units; telephone call with C. Delaney regarding results of repairs and tour of condo Phase I repairs and release to now be executed, discussion regarding new offer for residential suite, tour of Hotpot Restaurant to determine status, etc.; review offer for Suite 1216 at \$295K; receipt and review of Release from Condo Corp Phase I; email to Tarion informing them of same; letter to Phase 1 Condo Corp enclosing executed Release and cheque for \$15,000.
6/7/2016	Jeffrey Berger	Review and update of APS for Suite 1527 (PH-27); correspondence with C. Moore of the City of Markham regarding outstanding/overdue taxes; preparing cheque requisitions, filing May, 2016 HST return; drafting the May, 2016 statement of repairs and maintenance; drafting the May, 2016 R&D statements; reviewing and organizing the condo fee statements for unsold suites provided by DUKA.
6/7/2016	Bryan Tannenbaum	Review and sign disbursement cheques; review and execute APS for 1527 (PH27) for \$282,500 closing August 10, 2016.
6/7/2016	Colleen Delaney	Review cheques; follow up on status of insurance policy; review APS for Suite 1527 for B. Tannenbaum to sign; follow up with A. Chaaban of Laurentian Bank of Canada ("LBC") regarding fees deducted from cash collateral in support of LCs; status meeting with B. Tannenbaum; discuss 2014 property tax bills how to proceed with J. Berger; respond to K. McNeill of HS on closing information; email N. Hui with sign back of offer; email H. Fung to follow-up on meeting on June 6, 2016 and to enquire as to the status of the Release; email

Date	Professional	Description
		N. Hui requesting new signage for each commercial unit available for sale; receive Release from YRSCC 1228, co-ordinate for B. Tannenbaum to sign back and email to Tarion/courier to H. Fung; email Pronto with suites to close and what is required; email regarding lock issue on Suite 827.
6/8/2016	Jeffrey Berger	Review and update of APS for Suite 1527 (PH-27); correspondence with C. Moore regarding outstanding/overdue property taxes; preparing cheque requisitions; filing May, 2016 HST return; drafting the May, 2016 statement of repairs and maintenance; drafting the May, 2016 R&D statements; reviewing and organizing the condo fee statements for unsold suites provided by DUKA.
6/8/2016	Bryan Tannenbaum	Telephone call with C. Delaney to review the updated outstanding items list; sign back of Suite 1527 price at \$281,900; receipt and review of Chaitons email to service list regarding draft Orders for Approval and Vesting Orders for Suites 218 and 827; receipt and review of Chaitons email to service list with aforementioned Orders and J. Hainey's endorsement; execute Trustee's Certificates for Suites 827 and 218.
6/8/2016	Colleen Delaney	Review Draft Court Order for Suites 827 and 218; emails from J. Salmon requesting and provide reconciled common arrears statements for all remaining suites available for sale; feedback from N. Hui on offers for Suites 1527 and 1216, discuss with B. Tannenbaum and respond; email from N. Miele regarding the landscape drawings and respond with enquiries; email J. Baird requesting an update on the landscape work still required and on the status of documentation required by the City of Markham in order to approve the LC reduction the Trustee requested February 4, 2016; co-ordinate Tarion meeting logistics; approve invoices for payment; update Estimated Net Realizable Value schedule to June 7, 2016; discussion with B. Tannenbaum; review documents regarding sales in process; co-ordinate signing of Trustee's Certificates for Suites 827 and 218; arranging for posting of court documents regarding the court approved sales to the Trustee's website; sign back offer on Suite 827; emails regarding closing logistics; update List of Outstanding items; review and edit the Trustee's bill for May, 2016; review common expense statements from YRSCC 1265's lawyer; receive and respond to email from N. Miele regarding the status of work and a site meeting.
6/9/2016	Jeffrey Berger	Review of fee statements provided by Lash Condo Law; correspondence with DUKA regarding status certificates.
6/9/2016	Bryan Tannenbaum	Meeting with C. Delaney to review the outstanding list and status.
6/9/2016	Colleen Delaney	Approve cheques; telephone call from J. Baird with an update on the documents he is preparing for the City of Markham for the LC reductions to be approved; review common arrears' statements from YRSCC 1265's lawyer (J. Salmon at Lash Condo Law) noting amount of legal fees charged; discuss legal fee issue with S. Rappos and request/receive a 15% reduction in legal fees from J. Salmon; email summary of next steps and co-ordinate an all-party site meeting to review N. Miele's landscape plans and obtain a quote from Pronto to proceed with the work; finalize ENRV; review and comment on an updated draft of the Second Supplement to the Sixth Report (court hearing on June 22, 2016); status meeting with B. Tannenbaum regarding Court report, Outstanding Items List, etc.; amend and send Outstanding Items list and an updated SRD to Chaitons with a request for a conference call to discuss.
6/10/2016	Colleen Delaney	Edit and send draft of Seventh Report to S. Rappos; emails regarding the June 10 and 16 closing; emails regarding the July 4 and August 19 offers in

Date	Professional	Description
		progress.
6/13/2016	Bryan Tannenbaum	Review and sign cheques.
6/13/2016	Brenda Wong	Review and sign disbursement cheques.
6/13/2016	Jeffrey Berger	Review of closing documents for Suite 827; cheque preparation; correspondence with Pronto, Masongsong and MHBC regarding site meeting; attending on site meeting with MHBC, Masongsong and Pronto regarding architectural design and landscaping work to be completed.
6/14/2016	Jeffrey Berger	Review of new offer received for Suite 1216, discussion with B. Tannenbaum regarding same; review of correspondence from E. Shapiro, counsel to purchaser of Suite 1216.
6/15/2016	Jeffrey Berger	Ongoing review of new offer received for Suite 1216, discussions with B. Tannenbaum regarding same; ongoing review of correspondence from E. Shapiro, counsel to purchaser of Suite 1216.
6/16/2016	Bryan Tannenbaum	Receipt and review of rescission letter for Suite 1216 sale to Qu at \$295,000; receipt and review of new offer for Suite 1216 by Yuen and Liao at \$301,900; execute and send to N. Hui.
6/16/2016	Jeffrey Berger	Correspondence with Tradeworld, DUKA, HS and Chaitons regarding the closing of Suite 218, the rescission of the APS for Suite 1216, and the alternate offer on Suite 1216.
6/17/2016	Jeffrey Berger	Correspondence with HS, Chaitons regarding APS for Suite 1216, closing of Suite 218 and remaining suites available for sale; correspondence with YRSCC 1228 and Pronto regarding leak in parking garage.
6/20/2016	Bryan Tannenbaum	Receipt and review of email from S. Rappos to T. Kerr regarding Motion and his position, etc.; receipt and review of Moldavor response email.
6/21/2016	Jeffrey Berger	Preparing cheque requisitions and deposit slips.
6/21/2016	Bryan Tannenbaum	Receipt and review of emails to service list regarding Amstat and their counsel being away, etc.
6/23/2016	Jeffrey Berger	Status update meeting with C. Delaney and B. Tannenbaum; correspondence with DUKA and Tradeworld regarding keys for Suite 827.
6/23/2016	Bryan Tannenbaum	Status call with C. Delaney and J. Berger regarding sale of suites and outstanding 117 and 1527, marketing, Court Report, key for Suite 827, Phase I bond release, LC to be released and follow up with Masongsong, trees and quotes to be done by end of July, property maintenance, repairs, Tarion registration of suites to be done.
6/23/2016	Colleen Delaney	Review emails; status update conference call with B. Tannenbaum and J. Berger.
6/24/2016	Colleen Delaney	Email J. Baird regarding status of LC reductions and landscaping; email S. Rappos regarding court hearing; email J. Berger regarding outstanding items; emails to G. Abbiento regarding the status of landscaping, PDI/CCP forms, leak in garage etc.
6/27/2016	Colleen Delaney	Emails with J. Berger and S. Rappos regarding the Second Supplement to the Sixth Court Report.
6/27/2016	Jeffrey Berger	June, 2016 HST return; providing updates to counsel regarding suites sold and suites available for sale.
6/28/2016	Colleen Delaney	Finalize accounting for the closings of Suites 218 and 827; approve legal fees for payment; save closing documentation; discuss status of various items with

Date	Professional	Description
		J. Berger; review and provide detailed comments on the draft Second Supplement to the Sixth Court Report; follow-up call to J. Baird; discuss outstanding items that G. Abbiento is to provide; email N. Hui regarding the new signage for the remaining commercial units; review revised Court report; emails on status of landscaping to be done; draft letter and send PDI and CCP forms for Suite 218 to Tarion; telephone call with P. Howard of CRA regarding status of January to May, 2016 refunds and adjustment to be processed for ITC previously disallowed; receive, review and coordinate signing of the Final Second Supplement to the Sixth Court Report; instruct J. Berger regarding various items to be completed.
6/28/2016	Bryan Tannenbaum	Review and edit the Second Supplement to the Sixth Report and discuss with C. Delaney, send to S. Rappos, execute final.
6/28/2016	Jeffrey Berger	Drafting email to Pronto regarding outstanding items (PATS, Phase I alleged leak, landscaping, AirCentral, etc.); June, 2016 HST return.
6/29/2016	Colleen Delaney	Emails regarding court documents and June 30, 2016 hearing; follow up with Phase II property manager and G. Abbiento on various matters to be addressed; status update conference call with B. Tannenbaum and Chaitons; update Outstanding List for circulation.
6/29/2016	Bryan Tannenbaum	Telephone call with C. Delaney and S. Rappos to review the outstanding items list (as at June 19, 2016) and update the 20 items on the list; receipt and review of Kerr letter regarding tomorrow's motion; receipt and review of Chaitons email to lawyers for Amstat and Laurentian regarding Guest Tile's position.
6/30/2016	Colleen Delaney	Emails regarding court hearing; approved Orders and posting on Trustee's website; respond to enquiries from Pronto; update and circulate the Outstanding List (CBTL and Chaitons); email notification to property managers on landscaping responsibilities; emails regarding items regarding Suite 827.
6/30/2016	Bryan Tannenbaum	Receipt and review of L. Holloway email regarding miscellaneous matters including PDI for Suite 827, leaks, landscape and PATs report, email to C. Delaney regarding same; attend Court for approval of Order Approving Distribution to Lien Claimants and our Reports and Activities and Approval of Fees and Order regarding Priority Resolution Process before Mr. J. Wilton-Siegel; receipt and review of Tarion release letter of the \$250K bond on Phase 1.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	12.00	\$ 525	\$ 6,300.00
Brenda Wong, CIRP, LIT	Senior Manager	0.10	\$ 375	37.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	36.20	\$ 375	13,575.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	31.30	\$ 195	6,103.50
Total hours and professional fees		79.60		\$ 26,016.00
HST @ 13%				3,382.08
Total payable				\$ 29,398.08

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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 F. 416.480.2646

toronto.collinsbarrow.com

Date January 19, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028

Invoice DISBURSEMENT #3

No. C000413

Disbursements in connection with our acting as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation for the period June 1, 2016 to December 31, 2016.

Couriers	\$ 207.94
Coffee on site	7.03
Travel	169.77
Total disbursements	\$ 384.74
HST @ 13%	50.02
Total payable	\$ 434.76

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

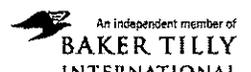
Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date August 15, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
Invoice 18
No. C000321

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to July 31, 2016.

Date	Professional	Description
7/4/2016	Bryan Tannenbaum	Review various emails from contractor and condo corps regarding sprinkler systems; telephone call with Cho Kan from Remax Imperial who has a client wanting to purchase several units and is concerned about lien status.
7/4/2016	Colleen Delaney	Review Court Orders issued June 30, 2016; draft mail merge letter for payment of holdbacks to lien claimants as per Court Order; emails regarding maintenance issues; calculate cash required to fulfill payments to lien claimants and instruct BMO to redeem GICs; file Court reports and Orders online and instruct marketing to post on the Trustee's website; instruct BMO to reinvest Phase III GIC that matured.
7/5/2016	Jeffrey Berger	Review of correspondence from DUKA, YRSCC 1228, Pronto Contracting ("Pronto"), and C. Delaney; reconciliation of property tax accounts; update and review of PATS.
7/5/2016	Bryan Tannenbaum	Receipt and review of Chaitons email to lien claimants to provide particulars for holdback payment; meeting with C. Delaney regarding sprinklers, Tarion meeting this week, payment of holdback to lien claimants later this week, J. Baird of Masongsong Associates Engineering Limited ("Masongsong") status and \$45K engineering fee and trying to get it reduced, status of City to release the cash collateral; execute South Western Group insurance renewal.

Date	Professional	Description
7/5/2016	Colleen Delaney	Confirm posting of court documents to the Trustee's website; discuss 30 day cash requirements with J. Berger; review and co-ordinate signing of insurance renewal documents; discuss residential property tax payments required and letter to City of Markham with J. Berger; email Pronto regarding email from owner of Suite 218 and CCP form for Suite 827; email Tarion regarding July 7, 2016 meeting agenda; email N. Miele of MHBC Landscaping regarding status of remaining quotes; respond to J. Baird's email regarding additional fees to be charged by City of Markham and update required by July 8, 2016; response from Tarion and email J. Berger regarding status; email executed insurance documents to PBL Insurance; conference call with Pronto regarding outstanding items: irrigation issue, Tarion meeting, closings, etc.; co-ordinate deposit (to repay loan) from JKRC to JKDC; confirmation from BMO of GICs redeemed; research supporting documents and draft/send email to M. Hassan (engineer who installed faulty pump on rooftop terrace); review Tarion forms for Suite 827 and mark up for sale that closed June 10, 2016.
7/6/2016	Bryan Tannenbaum	Review draft email to engineer regarding the irrigation system.
7/6/2016	Colleen Delaney	Discussion and emails with Pronto regarding M. Hassan and pump to be replaced; emails to C. Baeta with support for accounting transactions; emails regarding Phase II PATS report to be reviewed with Tarion and DUKA on July 7, 2016; draft Eighth Court Report.
7/7/2016	Colleen Delaney	Emails S. Rappos of Chaitons LLP et al regarding details for distributions to lien claimants; review Phase II PATS and prepare a summary for discussion at the Tarion meeting; respond to Pronto regarding cost paid to install pump for rooftop garden; pre-meeting with Pronto and J. Berger (pump, PATS, maintenance, etc.); meet owner of Suite 827 with DUKA and obtain sign-off of CCP form (for Tarion); meeting with Tarion, DUKA, Pronto and CBTL representatives to review 433 deficiency items on the Phase II PATS report; tour garage and remaining commercial units; email N. Hui of TradeWorld to replace FOR SALE signs on three Phase II commercial units; respond to email from S. Rappos regarding Tarion bond value.
7/7/2016	Jeffrey Berger	Meeting with representatives of DUKA, Tarion, CBTL and Pronto on site including preparation for meeting.
7/7/2016	Bryan Tannenbaum	Attend at property for Tarion meeting with representatives of Tarion and the Phase II condo corp management (DUKA) to review the outstanding PATS; tour property and discuss outstanding sales and property issues, etc.
7/8/2016	Jeffrey Berger	Updating PATS online; drafting meeting minutes for July 7th meeting with Tarion, DUKA and Pronto.
7/8/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding status of holdback payments, Phase I Condo Corp inquiry of Guest Tile, sale signs, City extracting engineering fees, and update status lease.
7/8/2016	Daniel Weisz	Review and sign cheques and discussion with J. Berger on same.
7/8/2016	Colleen Delaney	Approve cheques; discussion regarding TD Bank account; review and amend minutes for Tarion meeting held on site July 7, 2016; review PATS update (by CBTL); draft letter and send Tarion forms (PDI and CCP) for the sale of Suite 827; letter to City of Markham regarding interim tax payment for residential suites; telephone calls and emails from H. Fung regarding Guest Tile Inc. liens; status meeting with B. Tannenbaum; ASCEND entries for TD Bank account and discuss same with C. Baeta; review/amend HST return for June 2016 and discuss filing with J. Berger; email J. Baird to follow-up on City of Markham fee

Date	Professional	Description
		issue and release of LCs; email H. Fung regarding Guest Tile Inc. issue; compile lien claimant payment information.
7/11/2016	Jeffrey Berger	June 2016 HST return; correspondence with TradeWorld and YRSCC no. 1265 regarding kegs for Unit 1521; preparing various cheque requisitions.
7/11/2016	Bryan Tannenbaum	Review and sign holdback cheques.
7/11/2016	Daniel Weisz	Review and sign cheques regarding payments to lien claimants.
7/11/2016	Colleen Delaney	Finalize Trustee's Report regarding approval of the sale of Suite 1216 and forward to S. Rappos; email Harris Sheaffer LLP ("HS") requesting updated report of deposits held in trust (for Tarion) and why deposits are still being held for commercial unit(s); co-ordinate and perform final approval of cheques and letters to 16 construction lien claimants for holdback payments (as per June 30, 2016 Order); finalize June, 2016 HST return for filing; review ASCEND accounting and transactions in TD bank account; update working papers in support of payments made; email from Pronto with an update on the rooftop pump repair and next steps.
7/12/2016	Bryan Tannenbaum	Receipt and review of Laurentian Bank Affidavit for Priority Resolution Order; receipt and review of draft Court Report for sale of Unit 1216; receipt and review of C. Delaney's email to HS regarding refund of \$54,636.53 deposit for commercial units; receipt and review of HS response; email to Chaitons regarding request for input; emails to Phase II Condo Corp requesting update to PATS after walkthrough with Lloyd; receipt and review of email to N. Miele regarding status of remaining trees and other landscaping.
7/12/2016	Colleen Delaney	Review response from HS regarding commercial deposits and forward to S. Rappos for advice; email Pronto for an update on the status of the walk around with DUKA on July 11, 2016; email DUKA requesting an updated PATS report after the condo corp approves additional items July 12, 2016; email N. Hui requesting extensions of listing agreements; email N. Miele requesting an update on quotes he is to obtain for remaining trees, etc.; call J. Baird regarding status of meeting with City of Markham to firm up their engineering fees to enable release of the LCs and payment of cash collateral to Trustee; update Outstanding List based on recent developments and upcoming court hearing.
7/13/2016	Jeffrey Berger	Preparing cheque requisitions; preparing June 2016 R&D statement.
7/13/2016	Colleen Delaney	Email Pronto to enquire if Gary Faria has confirmed that pump is working; discuss Pre Delivery Inspection forms for Suites 218 and 827 with A. Dhanani and email Lloyd Holloway requesting repair of warranted items; finalize HST payment details with J. Berger; review Tarion bond cancellation notice and forward to S. Rappos with request for an update on the status of discussions with AVIVA regarding arrangements with the Trustee to enable payments to subordinate creditors; email S. Rappos regarding requirements for Trustee's July 22, 2016 report; finalize Outstanding List as at July 13, 2016 and circulate.
7/15/2016	Colleen Delaney	Emails from and respond: DUKA, TradeWorld, Pronto, G. Faria, J. Bolton, etc.; review and approve invoices.
7/15/2016	Jeffrey Berger	Preparing June 2016 R&D statement.
7/18/2016	Jeffrey Berger	Updating the R&D schedule as of July 19, 2016; correspondence with HS regarding the sale of Unit 1216.
7/18/2016	Bryan Tannenbaum	Review and sign cheques.

Date	Professional	Description
7/18/2016	Colleen Delaney	Detailed email to J. Berger with outstanding items; emails with S. Rappos regarding the closing of Suite 1216 and next Court report; emails with G. Abbiento of Pronto regarding invoice and water issue; summarize remaining lien claimant reconciling items.
7/19/2016	Jeffrey Berger	Updating the R&D schedule as of July 19, 2016; correspondence with HS regarding the sale of Unit 1216; review of PATS listing updates by condo corp; preparing cheque requisitions, review of TradeWorld renewal documents.
7/19/2016	Colleen Delaney	Discussion with J. Berger regarding updated PATS from Phase II Condo Corp and presentation of the updated R&D; review PATS summary and email DUKA; follow up with N. Miele regarding quotes and timing; telephone call from owner of Suite 218 (C. Chow) requesting that the Trustee repair items noted on her 30 day report filed with Tarion; review 30 day report for warranted items, discuss with J. Berger and email Pronto regarding Trustee to specify warranted repairs and work to be done within one week; review updated R&D with J. Berger; draft letter to Condo Corp lawyer (J. Salmon) regarding payment of July and August, 2016 condo fees in advance of August 3, 2016 closing; discuss renewal of TradeWorld listings and next steps with J. Berger; respond to J. Salmon email regarding the status of common fees and logistics regarding August 3, 2016 closing; respond to S. Rappos' emails regarding the status of various outstanding lien claimant deficiencies; emails from N. Hui and respond; telephone call from G. Abbiento with updates on the water pump and quotes for landscaping; review and edit June 2016 billing; general administration.
7/20/2016	Colleen Delaney	Emails from and respond to: E. Huang, G. Abbiento, N. Hui and J. Berger.
7/21/2016	Colleen Delaney	Review and approve email to HS regarding information for closing of Suite 1216; update from G. Abbiento regarding roof top pump; draft detailed email to property managers regarding landscape responsibilities; email response from J. Baird with updates; emails from S. Rappos regarding reporting, lien claimant issues; confirm cheque for YRSCC 1265; follow-up with J. Berger on various items; review and provide comments on Eighth Court Report.
7/21/2016	Jeffrey Berger	Preparing cheque requisitions; review of PATS update by condo corp; review of PATS listing regarding issues with irrigation system; correspondence with HS regarding sale of Unit 1216.
7/22/2016	Bryan Tannenbaum	Review and sign cheques; review and approve and execute Court Report for Suite 1216; receipt and review of K. Young email; review with C. Delaney LC reduction status including draft responding email to K. Young and to C. Jefferies, tree quote from N. Miele, irrigation pump working and notice to the property managers, PATS report status, TradeWorld listing extensions at same selling price and signage, status of Chaiton's follow ups.
7/22/2016	Colleen Delaney	Approve cheques; call to N. Miele requesting an update on quotes and next steps regarding additional landscaping; finalize Eighth Report; discuss PATS and Statement of Adjustments (Suite 1216) with J. Berger; receive detailed response from K. Young (City of Markham) regarding approval of LC reductions and contact J. Baird to discuss; draft response to K. Young's email; meeting with B. Tannenbaum to finalize the Eighth Report, review draft email to K. Young and other matters; email from PH Property Management regarding the irrigation system; respond to N. Hui regarding listing prices on commercial units; telephone call from N. Miele to review the status of quotes and next steps.

Date	Professional	Description
7/22/2016	Jeffrey Berger	Review of PATS for phase I and II regarding irrigation system; review of statement of adjustments for the sale of Unit 1216.
7/25/2016	Jeffrey Berger	Repairs and maintenance schedule as of July 25, 2016.
7/25/2016	Bryan Tannenbaum	Receipt and review of several emails with Masongsong and City; discussion with C. Delaney regarding release of LC's; review email to condo corps on irrigation system with C. Delaney and authorize release.
7/25/2016	Colleen Delaney	Review emails from H. Fung, G. Abbiento and A. Hanoman regarding the irrigation issue; respond to K. Young's email from July 22, 2016 regarding timing of LC reduction approval and next steps; discuss chronology and irrigation system with G. Abbiento; draft email to Property Managers regarding maintenance of landscaping; review recent correspondence and schedules in preparation for calls with Dircam Electric and Downsvew Landscaping; update notes to Statement of Receipts and Disbursements to July 19, 2016; emails with J. Baird regarding outstanding items and next steps related to LC reductions; telephone call with B. Tannenbaum to review status.
7/26/2016	Jeffrey Berger	Review of correspondence from solicitor; preparation and review of realty representation extension agreements.
7/26/2016	Bryan Tannenbaum	Review and sign listing agreement renewals.
7/26/2016	Colleen Delaney	Review listing agreement extensions for B. Tannenbaum to sign; draft and send follow-up email to N. Miele regarding completion of outstanding landscape works; email from J. Salmon (lawyer for YRSCC 1265) and respond; email from H. Fung alleging items not completed; telephone calls with G. Abbiento and G. Faria to review sequence of events in order to respond to H. Fung; email from K. Young confirming invoice to be sent and LC reduction to be approved on payment, etc.; respond to K. Young; update Repairs and Maintenance schedule; email from S. Rappos (to Lien Claimants) regarding Priority Resolution Process and August 3, 2016 deadline.
7/27/2016	Colleen Delaney	Review and forward landscaping quotes to J. Baird for input; co-ordinate Vesting Order and Trustee's Certificate for August 3, 2016 closing of Suite 1216; respond to Reilly Systems regarding payable; review payout statements (condo arrears) for units closing on August 3, 2016 and forward to J. Berger; logistics regarding August 3, 2016 closing (keys, PDI, etc.); telephone call from J. Baird to advise that reduction of landscaping LC was being approved (by City of Markham) as requested by Trustee on February 4, 2016; email LC reduction summary to Chaitons; telephone call from G. Abbiento regarding landscaping quotes received.
7/28/2016	Jeffrey Berger	Review of lien statements from Lash Condo Law; preparation of cheque requisitions and supporting documents; correspondence with City of Markham regarding notice of tax lien.
7/28/2016	Colleen Delaney	Emails regarding closing details.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	7.60	\$ 525	\$ 3,990.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.20	\$ 495	99.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	53.40	\$ 375	20,025.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	29.30	\$ 195	5,713.50
Total hours and professional fees		90.50		\$ 29,827.50
HST @ 13%				3,877.58
Total payable				\$ 33,705.08

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date September 13, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
 Invoice 19
 No. C000336

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to August 31, 2016.

Date	Professional	Description
8/2/2016	Daniel Weisz	Review and sign Trustee Certificate regarding Suite 1216 and email to S. Rappos of Chaitons LLP regarding same; review and sign revised Certificate and forward to S. Rappos.
8/3/2016	Jeffrey Berger	Preparing cheque requisitions.
8/3/2016	Colleen Delaney	Discuss cheques and issue with Suite 1521 with J. Berger; advise K. McNeill of Harris Sheaffer LLP ("HS") that the Court approved the sale of Suite 1216 and enquire as to receipt of closing funds; save August 2, 2016 Court documents on shared drive and co-ordinate posting of same to the Trustee's website; research previous emails sent to M. Karoly of HS regarding tax bills for vacant land and advise J. Berger regarding Tax Lien Notice received; emails regarding Court ordered final holdback distribution to Imperial Trim Supply Ltd.
8/4/2016	Daniel Weisz	Review and sign cheques.
8/4/2016	Colleen Delaney	Co-ordinate holdback distribution cheque/letter to Imperial Trim Supply Ltd.; prepare accounting for the closing of Suite 1216; review Tarion forms for Suite 1216 and send to Tarion with letter; telephone call with G. Abbiento of Pronto Contracting ("Pronto") to discuss quotes for remaining landscape works required and status of pump on rooftop; review cash on hand and co-ordinate transfer to JKDC; approve cheques; send Tax Lien Notice with support for not JKDC's to C. Mady for input; review emails from S. Rappos and lien claimants regarding June 30, 2016 Priority Resolution Process Order; follow up with City of Markham regarding invoice for Engineering Fees, receive invoice, coordinate cheque and prepare letter to send to City of Markham requesting timing of Engineering Letter of Credit ("LC") release.

Date	Professional	Description
8/5/2016	Colleen Delaney	Receive and forward Laurentian's Financing Statement; review Dircam and MJC Contracting responses to the Priority Claims Process Order, summarize and send to S. Rappos for comment; review and forward email from C. Mady on 144 Partnership to A. Dhanani; return telephone call from C. Mady; notify K. Young of City of Markham that cheque and letter have been sent to his attention; review and edit Trustee's bill for July, 2016; follow up with C. Jefferies of City of Markham on status of Landscape LC reduction; review revised Regal Landscaping quote and compare to initial estimates by Masongsong Associates Engineering Limited ("Masongsong"), send summary to G. Abbiento and J. Baird of Masongsong for comment; email Regal Landscaping requesting a more detailed quote.
8/8/2016	Jeffrey Berger	Correspondence with GC regarding repairs for Suite 218 and status of GC's review of PATS listing.
8/8/2016	Colleen Delaney	Review revised Regal Landscaping quote, cross reference to architectural maps and LC balances; email a summary to N. Miele of MHBC Landscaping and J. Baird requesting a site meeting to review and firm up requirements; emails with J. Berger and L. Holloway regarding the PATS update and Suite 218 repairs required by Tarion; review and respond to K. Young's email on next steps for engineering LC security reductions; email from A. Chaaban of Laurentian Bank and respond; review outstanding list.
8/9/2016	Colleen Delaney	Emails with N. Miele and J. Baird to firm up site meeting on August 10th; emails regarding Suite 218 issues; emails with S. Rappos, A. Chaaban and B. Tannenbaum regarding the Priority Resolution Process Order, responses received and next steps; prepare to site meeting; telephone call to A. Chaaban leaving message; telephone call with G. Abbiento regarding Regal's quote.
8/10/2016	Colleen Delaney	Site visit with N. Miele and J. Baird to review documentation related to quotes and compile a list of items for follow-up related to the Landscaping LC security reduction; tour rooftop landscape garden and take photos indicating lack of maintenance by property managers; tour Hot Pot restaurant site noting "Opening Soon" sign; prepare minutes of meeting and next steps and send to N. Miele, J. Baird et al; review Condo Corps documentation and related annual budget setting out landscaping responsibilities; send email to M. Karoly with questions regarding the Shared Facilities Agreement and allocation of landscaping responsibilities amongst Condo Corps; request detailed budget from YRSCC 1228 property manager.
8/11/2016	Jeffrey Berger	Preparing cheque requisitions (Rogers, Powerstream commercial, Powerstream residential); review of correspondence from N. Miele and L. Holloway; review of PATS comments from GC.
8/11/2016	Colleen Delaney	Review revised Regal quote and N. Miele's detailed responses to my questions.
8/12/2016	Colleen Delaney	Email from and respond to owner of Suite 218; emails with G. Abbiento, B. Tannenbaum and Regal to firm up landscaping contract with work to commence August 16 th .

Date	Professional	Description
8/15/2016	Colleen Delaney	Send executed Regal Landscaping contract and contact J. Baird to ensure that Primont is notified (fence, site clear etc.); email Palmax regarding status of Hot Pot restaurant; logistics for conference call with MarshallZehr ("MZ"), Laurentian and Chaitons; respond to owner of Suite 218 regarding in-suite repairs warranted by Tarion; prepare for lenders' conference call; conference call with MZ, Laurentian, Chaitons to discuss the Priority Resolution Order and Lien Claimants position related thereto; follow-up conference call with Chaitons regarding next steps; email AVIVA letters to S. Rappos for follow-up; email from C. Jeffery of City of Markham and respond; update Outstanding List and email to B. Tannenbaum for meeting August 17, 2016.
8/15/2016	Jeffrey Berger	Review of PATS listing and discussion with GC regarding same; corresponding with the City of Markham regarding filing a vacancy rebate application; drafting the R&D and R&M schedules as of August 15, 2016; drafting the July, 2016 HST return; discussion with GC regarding the timeline of completion for outstanding PATS and BB-19 work.
8/15/2016	Bryan Tannenbaum	Review and execute 2 quotations for Regal Landscaping to complete tree work for recovery of LC's; conference call with MZ (M. Snedden/C. Hayes), Chaitons (S. Rappos), LBC (A. Chaaban) regarding Unit 60 and lien's and charges and priority issue process and claims bar process deadline and LBC charge of \$45m on residential and vacant was paid in full, in Court in mid-Sept for a Court determination but issue for this Wednesday which impacts vacant land, residential units and commercial units for those creditors still claiming priority notwithstanding claims bar and will delay the process, priority for amount above holdback regarding a collateral charge and whether construction lien has priority over mortgages, Guest Tile registering over everything, and Aviva is ahead, this has delayed trustee from making a payout, was offer to lien claimants made to Guest Tile?, Aviva indemnity for costs paid to Tarion, etc.; subsequent call with S. Rappos and C. Delaney.
8/16/2016	Colleen Delaney	Approve cheques; discuss PATS, tax lien, PowerStream, HST, etc., with J. Berger; call M. Perry of City of Markham to enquire as to when LC reduction approval to be sent to TD Bank to release cash collateral; coordinate deposit to JKDC; status update with B. Tannenbaum; update Outstanding List and attach supporting schedules for B. Tannenbaum to send to the team; discuss Tax Lien issue and resolution of same; review M. Karoly's email and Shared Facilities Agreement and email N. Miele regarding allocation of landscaping remediation costs amongst the two Condo Corps/Property Managers; review and discuss July, 2016 HST return with J. Berger; email from N. Hui of TradeWorld with marketing update.
8/16/2016	Bryan Tannenbaum	Review and sign cheques; review outstanding summary as at August 15, 2016 with C. Delaney; email to Chaitons on the outstanding items.
8/16/2016	Jeffrey Berger	Corresponding with Powerstream regarding a/c 5453030000; preparing the repairs and maintenance schedule and R&D schedule for August 15; review of PATS listing and completion timeline with C. Delaney.
8/17/2016	Bryan Tannenbaum	Attend Court to schedule motion for advice and directions on priority and whether Wilton-Siegel Order should be changed, etc., including meeting with certain lien claimant solicitors; email from N. Hui regarding sale of units; email responding that we are disappointed that units are not moving, etc.

Date	Professional	Description
8/17/2016	Colleen Delaney	Co-ordinate posting of Justice Newbold's Endorsement of August 17, 2016; email from M. Perry of City of Markham regarding LC's to be released early the week of August 22, 2016 and respond to confirm details; email from G. Abbiento regarding Regal Landscaping and state of Primont site; telephone call and email J. Baird to advise regarding Primont; telephone call from and respond to B. Tannenbaum.
8/18/2016	Jeffrey Berger	Updating the PATS online as per discussion with Pronto GC; drafting a notice to the City of Markham regarding tax lien on property not covered by the Receivership Order.
8/18/2016	Colleen Delaney	Review and approve Chaitons bill; compile information and respond to email from T. Masongsong, J. Chan regarding interest in condominium units; call P. Howard (CRA auditor) to enquire as to the status of outstanding HST refunds.
8/19/2016	Colleen Delaney	Email from Regal and N. Miele regarding additional trees and respond with questions; email from J. Berger with an updated PATS report and forward to DUKA with request to provide the Condo Corp's response by August 24, 2016; review Shared Facilities Agreement and budget breakdown received from Palmax; email Palmax with questions on the 2016/17 budget (common area charges); call N. Miele with questions on charge backs.
8/22/2016	Jeffrey Berger	Preparing the August 22, 2016 R&D and Repairs and Maintenance schedules; revise letter to the City of Markham regarding tax arrears on vacant property not covered in the Court Order.
8/22/2016	Colleen Delaney	Review letter to City of Markham regarding tax lien notice - property listed not covered under the Court Order; telephone call from G. Abbiento regarding issues with Primont site (fence and cleanup) and email J. Baird to remedy.
8/23/2016	Jeffrey Berger	Reviewing Powerstream accounts for Suite 218 and 1216 and calculating the final payment on these accounts, as the units were sold.
8/23/2016	Colleen Delaney	Review email from M. Parry of City of Markham confirming LC reductions being processed; forward LC reduction email to J. Baird with queries on allocation of reductions across the outstanding LCs; co-ordinate conference call with Chaitons; email approved Regal Landscaping quote for additional trees.
8/24/2016	Jeffrey Berger	Generating Ascend reports to update the R&D schedule as of August 24, 2016.
8/24/2016	Colleen Delaney	Respond to email from S. Rappos regarding A. Grossi's request for information; review draft Statement of Estimated Realizations by category; update Statement of Receipts and Disbursements and notes to August 22, 2016 for Trustee's report; status update with B. Tannenbaum; update Lien Claimants' schedule for amounts owing in excess of holdback deficiencies; follow-up with City of Markham regarding LC reductions being processed.
8/24/2016	Bryan Tannenbaum	Discussion with C. Delaney regarding status, telephone call with Chaitons tomorrow, PATS and Condo Corp. needing to respond, etc.
8/25/2016	Jeffrey Berger	Drafting the timeline of PATS updates and correspondence since the Tarion meeting on July 7, 2016 and summary of same; review of the PATS listing as of August 25, 2016 and summary of same; discussion with C. Delaney regarding the PATS list.

Date	Professional	Description
8/25/2016	Colleen Delaney	Prepare for call with Chaitons; status update call with Chaitons and B. Tannenbaum; update Outstanding list and related schedules; send information to S. Rappos as discussed on call; discuss City of Markham lien notice letter and detailed PATS information required with J. Berger; review chronology of PATS reporting and draft email to send to DUKA and Tarion regarding next steps.
8/25/2016	Bryan Tannenbaum	Conference call with H. Chaiton, S. Rappos and C. Delaney to review the list of outstanding items and set out a timeline, etc. - see email list of topics discussed.
8/26/2016	Jeffrey Berger	Revision of draft email to Tarion, Condo Corp regarding PATS listing and updates.
8/26/2016	Bryan Tannenbaum	Review and edit email for C. Delaney/J. Berger to Condo Corp regarding PATS report; receipt and review of C. Delaney's email regarding Regal and Primont fence still not yet removed, email to J. Baird regarding same; email from C. Delaney to S. Rappos regarding landowner's obligations and refund, etc.; email from S. Rappos regarding Condo Corp request for consent to lift stay to pursue directors , etc.; email regarding TD release of cash collateral for LC's.
8/26/2016	Colleen Delaney	Finalize and send PATS email to DUKA and Tarion; finalize and send updated Outstanding List to Chaitons; email from TD Bank to confirm LC reduction notice received and processing is in progress; telephone call from G. Abbiento and email J. Baird regarding Regal and issue with Primont site.
8/29/2016	Colleen Delaney	Send YRSCC 1228 Condo Board's contact details to S. Rappos for notifications; emails from DUKA regarding PATS reporting and respond; review Final Statement of Receipts and Disbursements as at August 22, 2016; request outstanding Masongsong invoices; discuss PATS status with B. Tannenbaum and respond to I. Decker's email, requesting clarification; review emails (including supporting agreements) regarding reimbursements by City of Markham from J. Baird and respond with questions to confirm amount and next steps.
8/29/2016	Jeffrey Berger	Review of August 22, 2016 R&D notes; review of correspondence from DUKA regarding PATS listing and the approval from the Board.
8/30/2016	Colleen Delaney	Email from N. Hui requesting measurements for commercial Units 360/361, research and respond; follow-up email from J. Baird regarding amounts to be reimbursed by City of Markham and forward to B. Tannenbaum with a summary of same; email G. Abbiento with an update on Regal and the Primont site; emails with J. Berger regarding the status of various items; telephone call from CRA auditor requesting an update and advising what is required to release certain HST refunds being held; email HST summary to B. Tannenbaum and instruct J. Berger regarding next steps; follow-up with S. Rappos on response to email he sent to Primont's lawyer (R. Gray) in January, 2016.
8/30/2016	Jeffrey Berger	Corresponding with Masongsong regarding outstanding invoices; review of Powerstream invoices for commercial units.
8/31/2016	Colleen Delaney	Approve invoices and cheques; review Masongsong account and email T. Masongsong regarding June, 2016 invoice to be held until file is complete; receive and review AGM notice and audited financials from YRSCC 1228; email audited financials to S. Rappos pointing out note disclosure of the outstanding mortgage for the office unit and the lien for unremitted common

Date	Professional	Description
		area fees pre the Trustee's appointment; review Notice regarding Major Structural defect claimed by a townhome owner noting that Trustee has a Release from YRSCC 1228 and no security is held regarding any remaining items; update meeting with B. Tannenbaum; follow-up with CRA auditor.
8/31/2016	Jeffrey Berger	Follow up with Masongsong regarding outstanding invoices; preparing cheque requisitions.
8/31/2016	Daniel Weisz	Review and sign cheques.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	8.10	\$ 525	\$ 4,252.50
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.50	\$ 495	247.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	34.90	\$ 375	13,087.50
Jeffrey K. Berger, CPA, CA	Senior Analyst	24.30	\$ 195	4,738.50
Total hours and professional fees		<u>67.80</u>		\$ 22,326.00
HST @ 13%				2,902.38
Total payable				\$ 25,228.38

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date October 13, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
Invoice 20
No. C000353

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to September 30, 2016.

Date	Professional	Description
9/1/2016	Jeffrey Berger	Preparing cheque requisitions and reviewing invoices.
9/1/2016	Bryan Tannenbaum	Emails regarding TD Bank's ("TD") release of LC collateral.
9/1/2016	Colleen Delaney	Emails regarding sprinkler system (not on) and call with G. Abbiento of Pronto Contracting ("Pronto") to discuss same.
9/2/2016	Colleen Delaney	Send wire transfer information to TD regarding cash collateral to be wired related to letter of credit reductions; follow-up with J. Baird of Masongsong Associates Engineering Limited ("Masongsong") on various matters; email from N. Hui of TradeWorld regarding commercial units and respond; email from DUKA regarding PATS and respond.
9/6/2016	Jeffrey Berger	Reviewing PATS updates provided by DUKA and summarizing same; review of property tax statements received from the City of Markham; drafting a response to CRA's audit inquiry regarding January, 2016 HST return.
9/6/2016	Bryan Tannenbaum	Receipt and review of TD email regarding LC signatures required; execute documents for TD wire transfer, email regarding same to C. Delaney; email from TD regarding release to be done today.
9/6/2016	Daniel Weisz	Meet with C. Delaney to discuss and sign documents regarding transfer of funds; exchange emails with C. Delaney regarding funds deposited to Bank of Montreal account.
9/6/2016	Colleen Delaney	Discussion with J. Berger regarding PATS summary, PDI/CCP Tarion forms; emails from TD Bank regarding wire transfer forms required and complete same; send executed wire transfer forms; prepare ASCEND accounting for LC reductions; call Regal Landscaping to discuss allegations by H. Fung regarding sprinkler system; email from TGF regarding fees, research and respond to S. Rappos of Chaitons; receive wire confirmation and forward; follow up with J. Baird.
9/7/2016	Bryan Tannenbaum	Receipt and review of C. Delaney email to TD regarding explanation for difference of \$60K; email from C. Delaney regarding Chaitons outstanding items; email from C. Delaney to H. Fung regarding sprinkler system; email

Date	Professional	Description
		from TD regarding amount of \$60K held back.
9/7/2016	Colleen Delaney	Email J. DeI Geno (TD) regarding additional \$60,000 to be wired to Trustee; review fax from CRA and forward with instructions to J. Berger; draft response to H. Fung based on call with Regal Landscaping; discuss \$60,000 shortfall with TD and agree to send back-up for Facility Agreement; emails with J. Berger, B. Tannenbaum; review CRA letter and request additional information from J. Berger.
9/8/2016	Jeffrey Berger	Preparing the August, 2016 HST return; summarizing the final 2016 tax bills; preparing supporting documentation for the January, 2016 HST audit; drafting a letter to DUKA et al regarding PATS listing; corresponding with a Suite owner (Unit 218) regarding outstanding items noted on the 30 day warranty form.
9/8/2016	Bryan Tannenbaum	Receipt and quick review of the Guest Tile Factum and Book of Authorities; email from L. Holloway regarding watering issues by property managers.
9/8/2016	Colleen Delaney	Review cash requirements; draft letter to BMO regarding new GICs; revise support to CRA letter; review and forward email from Suite 218 purchaser; review and revise HST return for August, 2016; telephone call with J. Berger to review various items; email from S. Rappos; telephone calls from PH 1521 owner regarding air conditioning problem and send email to J. Berger to follow up; draft response to AmStat and research back-up documentation; telephone call with J. Baird and email LC summary and updated schedule to him for review; telephone calls with J. Berger; email update to B. Tannenbaum; telephone call from TD; research and send documentation regarding cash collateral amount in support of LC reductions (an additional \$60,000 is owing); update SR&D and notes.
9/9/2016	Jeffrey Berger	Drafting letter to DUKA et al regarding PATS listing.
9/9/2016	Bryan Tannenbaum	Receipt and review of emails to and from TD regarding release of \$60K withheld.
9/9/2016	Daniel Weisz	Discussion with TD to confirm wire transfer being sent, review documentation to be signed and sign same; discussion with C. Delaney regarding status of funds at TD.
9/9/2016	Colleen Delaney	Review and edit August, 2016 bill; email confirmation from TD (to confirm additional \$60,000 to be wired to Trustee) and send to J. Berger; telephone call from TD requesting additional paperwork for wire transfer and coordinate same; coordinate investments at BMO; email updated SR&D to S. Rappos; receive/review updated PATS summary and email and discuss same with J. Berger; telephone call from J. Baird to confirm LC information sent; telephone calls (J. Berger and owner) regarding AC issue.
9/12/2016	Jeffrey Berger	Corresponding with Pronto regarding repairs to balcony siding (PATS item #4.38); discussion with G. Premachandran from Tarion regarding DUKA's response to PATS items that they claim were not common element and therefore required no response, drafting email regarding same; update of 2016 final tax bill schedule.
9/12/2016	Colleen Delaney	Email from H. Fung regarding broken sprinkler heads and landscape status; prepare and send additional Net Proceeds schedules to S. Rappos; email from G. Abbiento regarding landscaping status (with pictures) and respond; review PATS summary with B. Tannenbaum and J. Berger and send summary email to DUKA and Tarion; receive and review confirmations of

Date	Professional	Description
		outstanding LCs with TD; review LC schedule send by J. Baird, update and email back with follow-up questions.
9/13/2016	Jeffrey Berger	Corresponding with Pronto, DUKA, etc., regarding PATS issues and responses from DUKA; review of year 2 warranty package from WSP (engineer) and corresponding with WSP regarding same.
9/13/2016	Bryan Tannenbaum	Receipt and review of Tarion email regarding acknowledging our status request.
9/13/2016	Colleen Delaney	Emails with J. Berger and Tarion; complete draft response to Meretsky (Am-Stat's lawyer) with all back-up and send to B. Tannenbaum and S. Rappos; review email from H. Fung (Property Manager) and respond; emails and telephone calls regarding PATS for YRSCC 1265; emails and telephone calls regarding landscaping; update Net Proceeds schedules for S. Rappos for Phase I commercial and Phase II residential.
9/14/2016	Colleen Delaney	Telephone calls with J. Baird, G. Abbiento, DUKA and Nick Miele regarding landscaping; telephone call and email responses from N. Hui; coordinate site meeting for September 22nd; email DUKA with pictures of rooftop terrace and further notice regarding their obligations regarding maintenance; telephone call with G. Abbiento; email J. Baird regarding outstanding items; respond to DUKA's email; receive, review and summarize offer for Suite 1527 (aka PH27) and send to C. Mady and B. Tannenbaum; send comments/changes required on offer for Suite 1527 to N. Hui; finalize response letter to CRA auditor; emails from DUKA regarding PATS process; telephone call with B. Tannenbaum and S. Rappos regarding letter to Meretsky and letter to CRA; approve invoices; approve August, 2016 HST return; finalize Meretsky letter; emails/calls from N. Hui regarding Suite 1527 offer; email B. Tannenbaum and S. Rappos regarding September 22, 2016 AGM for YRSCC 1228; receive GIC breakdown from BMO and forward to C. Baeta for processing.
9/14/2016	Jeffrey Berger	Updating August, 2016 HST return; preparing cheque requisitions; drafting email to DUKA et al regarding the most recent PATS update, review of correspondence between H. Fung, DUKA, C. Delaney, Pronto and J. Baird regarding landscaping issues; review and summary of offer on Unit 1527/PH27.
9/14/2016	Bryan Tannenbaum	Telephone call with S. Rappos and C. Delaney regarding Amstat responses to their inquiries regarding realizations, status of October 7th hearing and whether we need to prepare anything else beyond the draft report that will be finalized in the next couple days.
9/15/2016	Colleen Delaney	Telephone call from and email response to unsecured creditor; email from N. Hui; receive final Meretsky letter from S. Rappos; site meeting and tour with N. Miele and G. Abbiento to determine all outstanding landscaping obligations and related timing in order to obtain further LC reductions; review allocation of maintenance responsibilities going forward for roundabout, townhome near Harry Cook, rooftop terrace and balance of site; site tour with N. Miele, G. Abbiento and H. Fung to review status of landscaping maintenance and to advise H. Fung of additional planting to be installed in next few weeks.
9/16/2016	Jeffrey Berger	Review of updated offer on PH27, corresponding with N. Hui regarding same.

Date	Professional	Description
9/16/2016	Colleen Delaney	Summary emails regarding site meetings of September 15, 2016 and next steps; email from H. Fung regarding sprinkler system, investigate and respond to H. Fung to advise it is Regal's responsibility to repair; review and approve final letter to CRA auditor; respond to N. Hui email regarding status of offer on Suite 1527.
9/19/2016	Colleen Delaney	Email J. Berger regarding PATS, realty taxes due October 5, 2016, etc.; email N. Hui regarding Suite 1527; review and approve realty tax cheques to City of Markham for commercial units.
9/19/2016	Jeffrey Berger	Review of correspondence from DUKA regarding PATS updates, corresponding with C. Delaney regarding same; corresponding with N. Hui regarding sale of Unit PH27.
9/20/2016	Colleen Delaney	Call J. Baird, G. Abbiento and N. Miele for updates; emails with team regarding PATS updates; call DUKA regarding status of outstanding items; respond to B. Tannenbaum regarding AC repair warranted; confirm receipt of \$10,000 deposit for Suite 1527; email N. Hui with dates by which Suite 1527 offer is firm; email DUKA and lawyer regarding Status Certificate required by Purchaser of Suite 1527.
9/20/2016	Daniel Weisz	Review and sign cheques.
9/20/2016	Jeffrey Berger	Updating the PATS listing per direction from Pronto; review of PATS updated by DUKA.
9/21/2016	Colleen Delaney	Coordinate bank deposit; review cheques for payment; review bank balances and move/invest funds; respond to J. Salmon (lawyer for YRSCC 1265) regarding condo fees for October 2016; emails regarding GIC entries; email DUKA regarding Suite 1527 closing and copy of September 2016 fees to be sent by courier; query two realty tax bills that are not the Trustee's responsibility and ask J. Berger to follow-up; finalize letter/schedule to City of Markham regarding 2016 realty tax installments for commercial units; respond to email from DUKA's controller.
9/21/2016	Jeffrey Berger	Review of property taxes for commercial units in phase I and phase II; preparing cheque requisitions; check status of payment for Pronto invoices; updating the PATS tracking schedule and drafting correspondence with DUKA; preparation for September 22, 2016 meeting on site and meeting with B. Tannenbaum and C. Delaney regarding same; review of comments from DUKA regarding PATS listing (items under investigation, rejected repairs).
9/21/2016	Bryan Tannenbaum	Status meeting with C. Delaney and J. Berger regarding PATs update and condo corp schedule and Tarion's position that condo corp. is responsible for many items and edit email to condo corp; status of landscaping and Masongsong updating and providing current information and Regal has a bit more to do; repair of A/C in a Unit 1521; review letter from Chaitons to Amstat; offer for 1527 now firm; meeting for tomorrow including LC update from J. Baird, sodding, phase I AGM.

Date	Professional	Description
9/22/2016	Colleen Delaney	Site meetings and tour with J. Baird to review two-steps process to attain LC reductions given that Primont is not finished and confirm less sod required; discuss outstanding items with J. Berger; send APS for Suite 1527 (PH27) to K. McNeill at Harris Sheaffer; summary email to N. Miele regarding next steps for plantings and certifications based on meeting with J. Baird and site tour; review Reimbursement Agreement between Markham and Jade-Kennedy and email J. Baird with questions; draft letter to K. Ross at Markham requesting reimbursement for Harry Cook work completed; response from N. Miele confirming that C. Jeffery at Markham approves of two-step LC reduction process given delays caused by Primont; email A. Hanoman regarding chronology of dispute with Lisa Tran and call L. Holloway to enquire as to any documentation on site in support of this; call N. Miele to discuss next steps; call G. Abbiento regarding outstanding Regal work and next steps; send Regal invoice to N. Miele/G. Abbiento and receive approval of same; coordinate cheque to Regal; approve invoice from MHBC Planning and coordinate cheque.
9/22/2016	Bryan Tannenbaum	Attend site to meet with C. Delaney, engineers (J. Baird) and Pronto (G. Abbiento/L. Holloway) to review outstanding work necessary to get remaining LC's released, tour work site; meeting with Pronto and C. Delaney regarding PAT's; email to N. Hui to push and advertise Unit 117 outstanding matters and timing, etc.
9/23/2016	Jeffrey Berger	Preparing cheque requisitions; reviewing GIC transaction details; drafting letter to the City of Markham.
9/23/2016	Colleen Delaney	Emails regarding cheques and deposit; email J. Baird with updates on LC schedule; finalize draft letter to K. Ross at Markham regarding Harry Cook and send to J. Baird for review; emails from DUKA regarding PATS and condo fees; discussion with J. Berger regarding Tarion conciliation notice received.
9/23/2016	Bryan Tannenbaum	Receipt and review of N. Hui email regarding marketing, responding email expressing my concerns.
9/23/2016	Daniel Weisz	Review and sign cheques.
9/26/2016	Colleen Delaney	Respond to DUKA's letter advising that CO Detector is not required for PH 27 and receive acknowledgement that it is not the Trustee's responsibility; call N. Miele and G. Abbiento to question four additional trees Markham asked about; follow up with DUKA regarding condo fees for September and October 2016; follow up with A. Hanoman regarding Tran chronology; respond to email from Westmount Guaranty regarding premium; emails with DUKA; email with J. Berger regarding Structural Defect notice received in connection with Phase I townhome and no action required; emails with J. Salmon (lawyer for YRSCC 1265) regarding the closing of PH 27.
9/27/2016	Bryan Tannenbaum	Receipt and review of Amstat Factum.
9/27/2016	Jeffrey Berger	Updating the PATS listing per documents provided by Pronto; summarizing the updated listing and corresponding with C. Delaney regarding same; preparing cheque requisitions; working with J. Salmon, C. Delaney and E. Huang to resolve issues with adjustments to the September and October, 2016 fees.

Date	Professional	Description
9/27/2016	Colleen Delaney	Review updated PATS summary from J. Berger and respond with next steps; email J. Baird regarding additional trees per N. Miele; follow up regarding DUKA cheque; email from DUKA regarding error in September/October billing (condo fees should be increased) and request supporting documentation and revised billings; emails from S. Rappos with updates on the status of lien claimants with holdback disputes; update claim schedule and summary of outstanding amounts up to reconciled payables and reconcile to S. Rappos schedule (for court report); call from G. Abbiento regarding status of Regal and next steps; receive Status certificate on Suite 1527 (from DUKA), review and forward to N. Hui to provide to purchaser requesting waiver; emails with N. Miele and J. Baird.
9/28/2016	Bryan Tannenbaum	Review C. Delaney email to E. Huang (DUKA) regarding PAT's status.
9/28/2016	Colleen Delaney	Email S. Rappos and J. Salmon regarding lien payout statements required for Suite 1527 (to close October 17, 2016); review updated PATS summary and email DUKA noting outstanding items; review and send Tran unit chronology (pre-Trustee's appointment) to S. Rappos; update summary schedule; send S. Rappos a summary schedule with status of lien payments; receive, analyze and respond to Dircam's email wherein they provided additional information in support of their reduced holdback amount (Trustee does not agree).
9/29/2016	Bryan Tannenbaum	Meeting with C. Delaney regarding outstanding claims and summary of payments to lien claimants in preparation for Court next week.
9/29/2016	Colleen Delaney	Email K. McNeill requesting the Statement of Adjustments for Suite 1527 (all conditions have been waived); gather information on Suite 1527 for Court approval; prepare summaries and back-up for each lien claimant with a holdback dispute; status meeting with B. Tannenbaum; receive three revised quotes from Regal (boulevard, Primont-now and Primont-deferred), review in detail and send confirmation email to N. Miele, J. Baird and G. Abbiento; email A. Dhanani regarding handling of Westmount bond premium for 144 Park; discussion with B. Tannenbaum regarding Jade-Kennedy bond premium should be taken from trust funds on hand.
9/30/2016	Bryan Tannenbaum	Receipt and review of S. Rappos email to all on Court list regarding priority resolution and trustee not taking a position, etc.; review and edit Ninth Report for discussion at 10am with S. Rappos; several emails regarding edits from C. Delaney and S. Rappos and then changing time for call, etc.; receipt and review of email from A. Grossi regarding commenting on S. Rappos reference to RSG Mechanical case and requesting figures for estimated payouts, etc.; email to S. Rappos that we need to respond to correct his comment that we said there would be a full payout, etc.; receipt and review of C. Delaney email with comments on the Ninth report; receipt and review of S. Rappos responding email to A. Grossi; final Ninth Report and sign for service; receipt and review of our letter to City of Markham regarding reimbursement of \$76,936.39 for the tree planting.

Date	Professional	Description
9/30/2016	Colleen Delaney	Review Ninth Court Report and provide detailed comments and review with B. Tannenbaum; call with G. Abbiento to confirm Regal quotes in order and work to proceed week of October 3, 2016; draft Tenth Report to Court regarding sale of Suite 1527; telephone call from J. Baird to discuss: Reimbursement Agreement letter, LC trees reduction, LC schedule and other reimbursements from the City of Markham (if any); discussion with J. Berger regarding: PowerStream bills due, Statement of Adjustments for Suite 1527 and Letter to K. Ross (City); telephone call from C. Mason at Westmount to confirm that they will take bond premium amount from funds held in trust; telephone call from N. Miele regarding four trees are included in quote; review and confirm changes to Ninth Court Report; emails regarding October 7, 2016 hearing.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	10.30	\$ 525	\$ 5,407.50
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.70	\$ 495	346.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	57.60	\$ 375	21,600.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	32.60	\$ 195	6,357.00
Total hours and professional fees		<u>101.20</u>		\$ 33,711.00
HST @ 13%				4,382.43
Total payable				\$ 38,093.43

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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Date November 17, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
 Invoice 21
 No. C000379

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to October 31, 2016.

Date	Professional	Description
10/3/2016	Colleen Delaney	Email B. Tannenbaum and A. Dhanani regarding Westmount Guarantee's ("Westmount") position to take premium from trust funds at Harris Sheaffer LLP ("HS"); email from Regal Landscaping ("Regal") regarding status of landscaping; email from K. Ross of the City of Markham ("City") responding to our request for reimbursement regarding Harry Cook landscaping, and forward to J. Baird of Masongsong Associates Engineering Limited ("Masongsong") to request required documentation; review email from Westmount regarding charges to be paid; review email from J. Baird with updated Letter of Credit ("LC") schedule and related reduction timelines.
10/4/2016	Colleen Delaney	Analysis of realty tax obligations on Phase II commercial units and email the City with request for any outstanding bills; draft email to M. Karoly of HS requesting confirmation of outstanding realty taxes as estimated by him for 2014; receive statement of amounts owing from C. Mason at Westmount and call for clarification; review J. Baird's updated LC schedule and email questions to him; finalize and email draft Tenth Report to Court to S. Rappos of Chaitons LLP; email to S. Rappos with details required for outstanding lien amounts owing; email from City confirming that realty tax bills for 2014 for Phase II commercial units (already closed) have not been issued as yet and forward this email to M. Karoly; instruct HS regarding payment of claims shortly after Trustee's appointment (Tarion bond) and premium from trust funds
10/5/2016	Jeffrey Berger	Corresponding with K. McNeill of HS and C. Delaney regarding statement of adjustments for Unit 1527; review of property tax bills; preparing cheque requisitions.
10/5/2016	Bryan Tannenbaum	Receipt and review of Laurentian Bank Canada ("LBC") email with Factum and Book of Authorities and brief review of same; receipt and review of our motion record from Chaitons; email from Regal regarding timing of remaining work; receipt and review of LBC affidavit of J. Weller; receipt and review of City email regarding additional engineering certification required to process refund; receipt and quick review of MarshallZehr ("MZ") notice of

Date	Professional	Description
		appearance.
10/5/2016	Colleen Delaney	Review updated Performance Audit Tracking Summary ("PATS") and draft email to send to DUKA; review and edit September, 2016 billing; discussion with J. Berger regarding realty tax bills for Suite 1527; email from HS regarding bond premium confirmation.
10/6/2016	Jeffrey Berger	Discussion regarding PATS updates and next steps with C. Delaney and B. Tannenbaum; review of statement of adjustments for Suite 1527; review of various correspondence; preparing cheque requisitions.
10/6/2016	Bryan Tannenbaum	Meeting with J. Berger and C. Delaney regarding status of PATS and how we move forward; review creditor's claim; organize factums for court tomorrow.
10/6/2016	Colleen Delaney	Respond to N. Hui of TradeWorld emails regarding offers on Suite 117; email J. Salmon (lawyer for YRSCC 1265) regarding payout statements required for Suite 117 (to close October 17, 2016); discuss PATS status and draft email to DUKA with B. Tannenbaum and J. Berger; respond to email from N. Hui asking about Area Certificates for Units 92 and 93; receive bill from HS (G. Harris) for issuance of cheques to Westmount and AVIVA and discuss with A. Dhanani; telephone call C. Mason regarding the legal bill from HS; email HS regarding error in cheque issued and request confirmation that AVIVA is paying the bill; review and edit Statement of Adjustments for Suite 1527; respond to DUKA's enquiries regarding PowerStream billing; approve revised Regal landscaping quotes (work to be done in October and December 2016); discuss various matters with J. Berger.
10/7/2016	Jeffrey Berger	Preparing cheque requisitions; review of fee statements provided by Lash Condo Law.
10/7/2016	Bryan Tannenbaum	Receipt and review of email regarding low offer for Unit 117.
10/7/2016	Bryan Tannenbaum	Attend Court regarding hearing for advice and directions on priority resolution and Claims Bar in light of s. 80 of CLA; various discussions with S. Rappos during proceedings, etc.
10/7/2016	Colleen Delaney	Respond to S. Rappos' emails; review payout statements for Suite 1527 (from J. Salmon) and respond; email regarding the final Statement of Adjustments for Suite 1527; emails regarding trust funds reporting; emails with Pronto Contracting ("Pronto") regarding status of items where DUKA has rejected the repair method and next steps.
10/11/2016	Bryan Tannenbaum	Receipt and review of various emails between Piersanti, Chaitons and Rosenstein regarding Aviva priority over Guest Tile lien, etc.; email from C. Delaney regarding Aviva trust funds accounting held by HS; attend Court for continuation of Friday's hearing on vacant land issue and if liens apply, etc.; review and execute the Tenth Report to Court regarding sale of Unit 1527, etc.
10/11/2016	Colleen Delaney	Finalize Tenth Court Report; confirm Regal start date; email from N. Hui with revised offer on Suite 117 and obtain estimated door repair cost (code item) from Pronto; coordinate posting of documents regarding October 7, 2016 hearing to the Trustee's website.
10/12/2016	Colleen Delaney	Forward Tenth Court Report and related logistics information to K. McNeill; emails regarding estimates to repair Suite 117; receive TradeWorld invoice for sale of Suite 117 and forward to J. Berger to hold for court approval of

Date	Professional	Description
		sale.
10/13/2016	Bryan Tannenbaum	Follow up email to J. Baird regarding timing of roadway segregation from vacant land; receipt and review of Chaitons email to service list regarding Tenth Report approving sale of residential unit; receipt and review of C. Delaney email on revised offer for Suite 117 and approve.
10/13/2016	Colleen Delaney	Email G. Abbiento of Pronto regarding status of Regal's work; email C. Mason regarding trust funds' balance; follow up with M. Karoly regarding 2014 tax bills for Phase II commercial and receive response to follow up with MPAC as these bills should have been received by now; send proposed response to revised offer on Suite 117 to C. Mady and B. Tannenbaum for comment; confirm Pronto to complete door work on Suite 117; email C. Moore of the City regarding what correspondence they have from MPAC on the Phase II commercial units; email E. Huang of DUKA and J. Berger regarding the PATS deadline; follow up with C. Mason regarding deposits released.
10/14/2016	Bryan Tannenbaum	Telephone call and emails from J. Baird regarding vacant land registration and dates of same.
10/14/2016	Colleen Delaney	Emails with HS and Chaitons regarding the court approval of Suite 1527 on October 17, 2016; emails regarding \$60,000 additional funds sent by TD Bank (cash collateral for LC reduction); confirm Lash Condo Law to be paid liens for condo arrears and costs once court approval is obtained; follow up with G. Abbiento to confirm expected completion and certification of landscape work; receive trust funds balance from G. Harris of HS and confirm it agrees to balance from AVIVA.
10/17/2016	Bryan Tannenbaum	Receipt and review of S. Rappos email regarding Order for Unit 1527; execute trustee's certificate #1527 and send to Chaitons.
10/17/2016	Colleen Delaney	Emails with J. Berger on outstanding items; coordinate cheque to Lash Condo Law (liens on Suite 1527); emails regarding Trustee's Certificate for Suite 1527 and other closing matters; email from HS to confirm closing and send instructions to DUKA, N. Hui etc.
10/18/2016	Jeffrey Berger	Preparing cheque requisition; discussion of PATS progress with L. Holloway of Pronto; meeting with C. Delaney to review progress on the file.
10/18/2016	Bryan Tannenbaum	Receipt and review Chaitons email regarding PINs and review of summary; meeting with C. Delaney regarding outstanding lien claims and unpaid holdbacks, review PIN analysis, LC's, sale of Suite 117, PATS status, review Court hearing.
10/18/2016	Colleen Delaney	Coordinate posting of Tenth Report to Court and Vesting Order for Suite 1527 to Trustee's website; email S. Rappos requesting update to Outstanding Items List; meeting with J. Berger to review: PATS status and next steps, cheques required, Tarion forms for Suite 1527, realty tax bills due early November 2016; obtain cheque for Lash Condo Law (liens) and email; draft letter to Tarion and enclose Tarion forms for Suite 1527 (PDI and CCP); process closing entries and approve related cheques (legal fees, commissions, etc.); obtain back-up for \$60,000 wire from TD account; review updated lien chart from S. Rappos; meeting with B. Tannenbaum to review status of file; telephone call with G. Abbiento to review logistics related to certification of Regal work and application for LC reduction as soon as possible; receive and review Pronto invoices.

Date	Professional	Description
10/19/2016	Jeffrey Berger	Reviewing and amending the agreement of purchase and sale for residential Unit 117, corresponding with C. Delaney and B. Tannenbaum regarding same.
10/19/2016	Bryan Tannenbaum	Receipt of email from L. Holloway regarding PATS update; receipt and review of several emails concerning Kersey offer for Unit 117; review and sign back offer for Unit 117.
10/19/2016	Colleen Delaney	Receive and review offer for Suite 117 (from former Mady employee); summarize offer and email to B. Tannenbaum, S. Rappos and C. Mady for input; respond to follow up queries (on offer) from S. Rappos; request and receive further details from realtor; summarize changes required; return call from realtor for a Phase II commercial unit (Cho); follow up with HST auditor (T. Norton) to enquire as to status of HST audit and release of related refunds to Trustee; email from C. Jeffery of the City with enquiries on 4600 Steeles property and contact C. Mady for details; respond to City and ask when they are to inspect the landscape work just done at South Unionville Square; call N. Hui with further question on the offer for Suite 117 and determine that she is acting for the buyer also; send updated summary on offer to B. Tannenbaum and S. Rappos, noting purchaser's name to be disclosed in court report; contact B. Kodama of York Region to confirm dates that two letters of credit were reduced to maintenance; email Regal regarding date of completion of current phase of work and forward information to N. Miele (to coordinate his certification); send comments on offer to N. Hui; receive email confirmation from Regal, summarize with next steps and send to N. Miele.
10/20/2016	Colleen Delaney	Email M. Karoly regarding 2014 tax reserve for Phase II commercial units; call from and send Letter of Credit documentation to B. Kodama; review emails regarding LC reductions; prepare for call with S. Rappos; call with S. Rappos to review current status of five claimants for whom holdback reserves are being held; review Tarion Warranty Assessment report received noting that it is in connection with YRSCC 1228 and the Trustee has a release; email response to B. Kodama; review Dircam's recent correspondence and charts to reconcile holdback amounts.
10/21/2016	Jeffrey Berger	Preparing cheque requisitions; updating the PATS listing online and preparing a summary for distribution, corresponding with C. Delaney regarding same.
10/21/2016	Bryan Tannenbaum	Review S. Rappos email on outstanding holdback reconciliations and C. Delaney's proposed response thereto, approve for sending.
10/21/2016	Colleen Delaney	Draft response to S. Rappos's email regarding status of lien claimant holdback reserves and send to B Tannenbaum; call from CRA auditor (T. Norton) with enquiries on materials sent to CRA in response to audit request; discuss PATS status and next steps with J. Berger; review sign back of APS for Suite 117 and send to K. McNeill; inform DUKA and Pronto that Suite 117 scheduled to close November 15, 2016, subject to court approval; review DUKA's November 2016 invoice and email requesting revision (it included a unit we sold in October 2016); email S. Rappos with next steps and support regarding five outstanding lien claimant holdbacks and related reserves; follow-up with J. Baird regarding documentation required by the City for the Reimbursement Agreement; update from L. Holloway regarding status of landscaping work required to be certified by

Date	Professional	Description
		N. Miele; call with J. Berger to review outstanding items.
10/24/2016	Colleen Delaney	Coordinate \$10,000 deposit on sale of Suite 117; follow up with N. Hui; approve cheque to YRSCC 1265 for November 2016 condo fees; notify J. Salmon regarding closing date of Suite 117 and request payout statements; update notes to Statement of Receipts and Disbursements for amounts held in reserve (for realty taxes and holdbacks); check adequacy of cash balances; draft Eleventh Report to the Court; respond to email from Skyway's lawyer; respond to email from S. Rappos requesting letter of credit continuity chart; respond to email queries regarding reconciling items related to holdback claims of Dircam and Skyway; email to S. Rappos regarding Trustee's position on CRS holdback discrepancy (they need to respond to the detailed analysis we prepared).
10/25/2016	Colleen Delaney	Emails with S. Rappos regarding Skyway's holdback amount; respond to N. Miele's email regarding letter of credit reductions; call from and email response to S. Larkin (C. Conrad's office); email from C. Jeffery regarding contact information for C. Mady; call from B. Tannenbaum with status update.
10/26/2016	Bryan Tannenbaum	Review and approve Eleventh Report to Court.
10/26/2016	Colleen Delaney	Email from HS with Suite 117's lawyer's request for extension to 10 day inspection period; emails with C. Jeffery regarding inspection date; call with J. Berger to review HST return, PATS status, PowerStream issue and cheques to be issued; review 1265 Condo Declaration regarding who can purchase two remaining parking units; draft PATS email to DUKA requesting a response from the Condo Corp by October 31, 2016; calls and emails with N. Hui regarding Suite 117's request and follow-up; review and comment on Eleventh Report to the Court as edited by S. Rappos; emails with M. Karoly regarding allow extension to 10 day period, it doesn't affect the closing date.
10/27/2016	Jeffrey Berger	Preparing cheque requisitions; review of second instalment for 2016 final property taxes; review of PATS listing and recent updates by Pronto; drafting the September, 2016 HST return.
10/27/2016	Colleen Delaney	Respond to N. Hui regarding Suite 117 Purchaser; review and comment on HST return and second instalment of Phase I commercial realty tax bills; call from HST auditor with queries on HST on commercial units, explain the purchaser was exempt; coordinate documentation required by HST auditor in order to complete his audit; N. Miele enquiry; email C. Moore (Markham realty tax dept.) to confirm that MPAC assessments have now been issued for Phase II commercial units and that he will issued the related realty tax bills in two weeks; confirm that C. Moore will apply monies held against the bills to be issued; emails regarding N. Miele/C. Jeffery landscape approvals.
10/28/2016	Bryan Tannenbaum	Receipt and review of DUKA email (E. Huang) regarding status of PATS and requesting L. Holloway to assist; email to C. Delaney that we need to terminate this situation, etc.; review email from C. Delaney to E. Huang regarding need to get PATS complete as soon as possible.
10/28/2016	Colleen Delaney	Discuss PowerStream issue and response with J. Berger; email to TD Bank regarding \$80 difference in wiring of funds to BMO regarding cash collateral; discussion and emails with J. Berger regarding PATS; receive and respond to email from DUKA regarding next site visit for warranted repairs; discuss Tarion request regarding PATS and J. Berger's response.
10/28/2016	Daniel Weisz	Review and sign cheques.

Date	Professional	Description
10/28/2016	Jeffrey Berger	Corresponding with A1 Collections and PowerStream Energy Services regarding a collection call received with respect to Unit 1060 (a townhome that was sold prior to the Trustee's appointment); corresponding with Tarion and DUKA regarding the second year PATS.
10/31/2016	Colleen Delaney	Coordinate site meeting regarding landscape approvals; pull documentation requested by CRA Auditor (T. Norton), draft letter and fax materials (to obtain release of HST refunds held) to CRA; review bank balances and coordinate repayment of remaining loan balance from JKRC to JKDC; review NOA received for August, 2016 HST return; list of outstanding items to J. Berger; follow up discussion with N. Hui regarding interest in four Phase II commercial units (2 parties interested) and status of Hot Pot restaurant and other updates on the Phase I commercial units available.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	13.50	\$ 525	\$ 7,087.50
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	1.00	\$ 495	495.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	35.00	\$ 375	13,125.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	11.50	\$ 195	2,242.50
Total hours and professional fees		<u>61.00</u>		\$ 22,950.00
HST @ 13%				2,983.50
Total payable				\$ 25,933.50

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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 Collins Barrow Place
 11 King Street West
 Suite 700, PO Box 27
 Toronto, Ontario
 M5H 4C7 Canada

To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
 11 King Street West, Suite 700
 Toronto, Ontario
 M5H 4C7

T. 416.480.0160
 F. 416.480.2646

toronto.collinsbarrow.com

Date December 21, 2016

GST/HST: 80784 1440 RT 0001

Client File 300028
Invoice 22
No. C000399

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to November 30, 2016.

Date	Professional	Description
11/1/2016	Jeffrey Berger	Preparing cheque requisitions; review of second year Performance Audit Tracking Summary ("PATs") listing and corresponding with DUKA and Tarion regarding same.
11/3/2016	Bryan Tannenbaum	Review email from G. Abbiento of Pronto Contracting ("Pronto") regarding walk about with City of Markham ("City") and N. Miele went well and Letter of Credit ("LC") to be released.
11/3/2016	Jeffrey Berger	Review of property tax accounts; corresponding with K. McNeill of Harris Sheaffer LLP ("HS") regarding documents required for the closing of Suite 117.
11/4/2016	Daniel Weisz	Review and sign cheques.
11/8/2016	Colleen Delaney	Obtain input from Pronto and N. Miele and approve Regal Landscaping ("Regal") invoices for payment; review CRS Contractors Rental Supply ("CRS") holdback claimant support (new invoices, etc.); email N. Miele and C. Jeffery of the City regarding status of approval for additional landscaping and related LC reduction; review and reconcile new CRS information to JKDC's books and records; review and send comments on Eleventh Court Report to S. Rappos of Chaitons LLP; coordinate Regal cheque; discuss status of various items with J. Berger; email J. Baird of Masongsong Associates Engineering Limited ("Masongsong") regarding status; summarize Trustee's position on CRS' holdback claim and send to S. Rappos to forward to CRS' lawyer and for Eleventh Report.
11/8/2016	Jeffrey Berger	Review of the statement of adjustments for Suite 117; review of the PATs listing and status of same; discussion with C. Delaney regarding the status of outstanding items.
11/9/2016	Jeffrey Berger	Review of lien statements for Suite 117 and the related parking and locker units; review of second year PATs listing and updates to first year PATs online.

Date	Professional	Description
11/9/2016	Colleen Delaney	Review CRS' lawyer's response; review and comment on Supplement to Eleventh Court Report; email regarding sale of Suite 117, Tarion forms, etc.; review, edit and approve Statement of Adjustments for sale of Suite 117; respond to email from Suite 1521 purchaser regarding issue with flooring; update lien claimant holdback working papers.
11/9/2016	Bryan Tannenbaum	Review, approve and sign Eleventh Court Report regarding release reserve to Dircam Electric Limited ("Dircam") and CRS.
11/10/2016	Jeffrey Berger	Drafting the October, 2016 HST return; updating the statement of receipts and disbursements as of November 10, 2016; updating the schedule of repairs and maintenance as of November 10, 2016.
11/10/2016	Colleen Delaney	Review, discuss and edit October, 2016 HST return; review lien payment amount (re YRSCC 1265 condo fees) and email approval to S. Rappos; discuss various items with J. Berger (HST, PATS, SR&D, repairs, etc.).
11/11/2016	Jeffrey Berger	Filing the October, 2016 HST return; preparing cheque requisitions; drafting a letter to DUKA regarding the status of PATS updates, etc.; corresponding with C. Delaney regarding outstanding issues.
11/11/2016	Colleen Delaney	Review and edit October, 2016 billing; send bill for payment; follow up with C. Moore of the City regarding status of realty tax statements for 2014 for Phase II commercial units; email J. Berger regarding court approval for Suite 117 (expected November 14, 2016) and to hold cheque for payment of condo fee arrears until court approval and confirmation of closing; email C. Jeffery of the City regarding status of LC reduction for street trees and expected timing; review SR&D; reconcile and update notes thereto; review Motion Record for November 14, 2015 court hearing; email J. Berger regarding PATS status; email N. Hui of TradeWorld for an update on the Phase II commercial unit sales.
11/14/2016	Colleen Delaney	Discussion with E. Huang of DUKA to enquire as to status of the Year 1 PATS upload and provide contact and requirements at Tarion regarding the Year 2 PATS reporting; discuss PATS, etc., with J. Berger; review offer received for Phase II commercial Units 92/93 (one offer for both – wrong form used) and prepare comments/recommendation in an email to B. Tannenbaum; follow-up with York Region regarding dates that the maintenance periods expire for the two remaining letters of credit; review response from N. Hui (regarding queries on offer) and respond; review court orders and endorsement (November 14, 2016); advise K. McNeill and J. Berger of court approval received for sale of Suite 117; coordinate signing/sending of Trustee's Certificate for Suite 117; save court documentation and coordinate posting of documents on the Trustee's website; emails regarding logistics of closing for Suite 117.
11/14/2016	Bryan Tannenbaum	Receipt and review of E. Huang email regarding board to review PATS tonight; review and execute Trustee certificate for Suite 117; review C. Delaney email on offer for commercial Units A6 and A8.
11/15/2016	Colleen Delaney	Confirm closing with K. McNeill; discuss keys for Suite 117 and PATS status with E. Huang; discuss revised offer for Units 92/93 with N. Hui and prepare email to B. Tannenbaum noting changes; mark-up Trustee's response to offer; coordinate issuance of final lien claimant holdback cheques to: Dircam, Skyway Canada Limited ("Skyway") and CRS as per November 14, 2016 Court Order; confirmation of closing for Suite 117 and advise N. Hui

Date	Professional	Description
		regarding keys, etc.; post Vesting Oder for Suite 117 on the Trustee's website; prepare ASCEND entries for the sale of Suite 117; approve issuance of cheques to Lash Condo (liens on Suite 117) and TradeWorld (commissions for Suite 117); emails from K. McNeill with queries related to the closing; update Net Proceeds schedule.
11/15/2016	Bryan Tannenbaum	Email from C. Delaney regarding offer for A6 and A8 units (92/93) facing Kennedy Road.
11/15/2016	Jeffrey Berger	Drafting the repairs and maintenance schedule as of November 15, 2016.
11/16/2016	Colleen Delaney	Discuss priority cheques with J. Berger; coordinate signing/sending of sign back of offer on Units 92/93; review letter to accompany holdback cheques to approved lien claimants; receive Tarion forms for Suite 117 and send copies to Tarion and the Purchaser; email S. Rappos with enquiry regarding timing for Court Approval on Units 92/93; review cheques; approve Harris Sheaffer LLP's legal bill; enquire of N. Hui as to what price adjacent units (to Units 92/93) were sold for by Jade Kennedy Development Corporation; summarize offer sign back recommendation in email to B. Tannenbaum; email YRSCC 1228 regarding the cost to obtain a Status Certificate; confirm closing proceeds for Suite 117 received in Trustee's bank account and prepare accounting.
11/16/2016	Jeffrey Berger	Preparing cheque requisitions and arranging for cheques to be couriered; updating the PATS listing online; review and analysis of the PATS listing (DUKA updates thereto).
11/16/2016	Bryan Tannenbaum	Review and sign back offer on Units 92 and 93 (A6/A8) at \$589,900 or 10% discount.
11/17/2016	Bryan Tannenbaum	Meeting with C. Delaney and sign back Unit 92 and 93 offer.
11/17/2016	Colleen Delaney	Receive information from N. Hui regarding per square foot (psf) price of adjacent units sold by JKDC and email to B. Tannenbaum with a comparison of the psf price for units 92/93; call CRA auditor (T. Norton) to follow up on outstanding HST refunds to be sent to the Trustee; coordinate sign back offer on Units 92/93; prepare Notice of two parking units available for sale in the residential condominium tower and email DUKA to advise and to coordinate posting of same; email from Downsview's counsel with letter and documentation related to their holdback claim; call from party (owner of Suite 822) interested in purchasing a parking unit; call from N. Hui to discuss status of offer for Units 92/93; review Downsview's documentation, reconcile to package prepared by JKDC (J. Bolton) and draft email response to S. Rappos.
11/18/2016	Bryan Tannenbaum	Sign back offer Unit 92 and 93 regarding seller to proceed asap after firm.
11/18/2016	Colleen Delaney	Emails to finalize the terms of Units 92/93; call from party (owner of Suite 822) interested in purchasing a parking unit.
11/21/2016	Bryan Tannenbaum	Email from C. Delaney regarding LC reduction status for trees, etc., from C. Jeffery.
11/21/2016	Colleen Delaney	Email S. Rappos regarding Downsview materials received; email C. Jeffery regarding status of street trees letter of credit ("LC") reduction; call J. Baird regarding status of LC reductions and plan to completion of final landscaping; discuss status of PATS reports and liens with J. Berger; email

Date	Professional	Description
		requested information to party interested in purchasing parking units available in Condo Tower (F. Lee); email C. Shames (Miller Thomson) with queries on additional documentation they sent November 18, 2016 regarding the Downsview holdback lien claim; call with E. Huang regarding closing of Suite 117; emails with L. Holloway of Pronto regarding various issues at the condo tower; emails, etc., with N. Hui regarding Suite 117.
11/22/2016	Bryan Tannenbaum	Receipt and review of 2 emails from C. Delaney to J. Baird regarding release of LC of \$103,697 and expected release of \$66,357.50 and requesting his input/update of control summary, etc.
11/22/2016	Colleen Delaney	Email regarding Regal documents required; email M. Perry (Markham) to follow up on processing of LC reduction for landscaping of \$103,697; review and approve Chaitons legal bill and coordinate cheque; draft and send email to J. Baird regarding the current landscape LC reduction and confirmation of where to apply on Trustee's LC summary chart; email from M. Perry (Markham) with a copy of letter sent to TD Bank to release cash collateral related to the 103,697 LC reduction approved; retrieve and send invoice (proof of payment by Trustee) for trees work on Harry Cook area to J. Baird to enable Trustee to receive reimbursement from Markham; call Pronto regarding next phase of landscaping required (Primont site) per Regal's quote and send the quote to him and N. Miele; review NOA received for HST (refunds had been held) noting that the T2 for the stub period (January 1-February 11, 2015) needs to be filed.
11/24/2016	Jeffrey Berger	Corresponding with E. Huang regarding PATS updates for year 1; review of HST notice of assessment and discussions with CRA and C. Delaney regarding same; facilitating the drafting of the 2015 T2 stub period return for JKDC; drafting cheque requisitions.
11/24/2016	Colleen Delaney	Review cheques with D. Nishimura; receive and respond to email from M. Perry regarding the August 20, 2016 LC reduction; email N. Hui enquiring as to the status of the financing and legal review conditions on the offer for Units 92 and 93; discuss NOA (HST) with J. Berger and coordinate preparation of the T2 to be filed; review revised package from Downsview and reconcile differences; prepare working papers and draft response for S. Rappos to send.
11/24/2016	Harpreet Malhi	Prepare 2015 Nil Return for Jade-Kennedy Development Corporation
11/25/2016	Bryan Tannenbaum	Various emails regarding release of remaining LC's.
11/25/2016	Colleen Delaney	Email from L. Holloway and respond; call from Markham regarding status of Phase II commercial tax bills for 2014/5 for units that the Trustee sold in early 2015; email TD Bank to advise of LC reduction notice and enquire as to timing of receipt of the underlying cash collateral; email J. Baird regarding timing of landscaping and sidewalk on Primont site; follow-up calls from the City regarding questions related to Phase II commercial units that closed in 2015; summarize Downsview status in email to J. Berger requesting that he review PO's and other information provided by Downsview to determine if there is any support for the three additional invoices; call from CRA auditor and emails regarding T2 for 2015; review and comment on proposed email to DUKA; review Pronto invoices; update LC schedule.

Date	Professional	Description
11/25/2016	Jeffrey Berger	Review of second year PATS and discussion with L. Holloway regarding same; corresponding with E. Huang and C. Delaney regarding the updates to the first year PATS listing and the timing of same.
11/28/2016	Jeffrey Berger	Filing the 2015 stub period T2 return; review of HST notice of assessment received from CRA; discussion with C. Delaney regarding the status of the PATS listing and repairs; drafting an email to DUKA regarding the continued delay of the Board's update to the PATS portal; preparing cheque requisitions.
11/28/2016	Colleen Delaney	Review, sign and file T2 stub period return for 2015 for Jade-Kennedy Development Corporation; email N. Miele regarding Downsview Landscaping's scope of work; review and discuss Pronto's consulting invoices; review and discuss draft email to DUKA regarding PATS reporting obligations and next steps for repairs; review ASCEND to confirm recent transactions.
11/28/2016	Harpreet Malhi	Updating T2 stub period return for 2015 and e-file for C. Delaney.
11/29/2016	Jeffrey Berger	Corresponding with DUKA and others regarding the status of the updates to the year 1 PATS listing; discussion with L. Holloway regarding the repairs for year 1 and year 2 PATS and the timeline of same.
11/29/2016	Bryan Tannenbaum	Review and sign CRA waiver forms to not file a T2 to enable release of HST refund; review email to Condo Corp establishing a deadline; receipt and review of email to M. Perry of the City regarding release of \$59,960 LC.
11/29/2016	Colleen Delaney	Calls with G. Abbiento and J. Baird regarding site meeting with Regal today and next steps given condition of Primont site; review and edit email to DUKA; email from C. Jeffery to confirm reduction of the street trees letter of credit and forward to B. Tannenbaum and TD Bank; call from G. Abbiento to discuss remaining planting required on the Primont site (in order for Trustee to reduce its last outstanding letter of credit to maintenance levels); email from TD Bank requesting original letter from TD Bank to process LC reduction and respond; send draft detailed email to S. Rappos to send to Downview's counsel regarding the Trustee's position on recent documentation Downsview provided; draft email to J. Baird regarding next steps given J. Baird had said the Primont site was reading for final planting when the Trustee determined it was not; emails with M. Perry regarding processing of the two LC reductions; email from TD Bank with request for wire transfer form to be signed; call from J. Baird to advise that he will speak to the K. Young (Markham) to request that the Trustee be permitted to proceed to maintenance at the next meeting with an undertaking that we will complete the Primont landscaping (as per the drawings) when the site is ready; discuss PATS, wire transfer form and other matters with J. Berger; update the summary LC scheduled for the two reductions in process; review and comment on wire transfer form to be sent to TD Bank.
11/30/2016	Bryan Tannenbaum	Emails regarding wire transfer of funds for LC's from the City.
11/30/2016	Jeffrey Berger	Reviewing PATS and BB-19 reports; preparing a wire transfer requisition.
11/30/2016	Daniel Weisz	Review and sign form regarding funds transfer; review and sign cheques.

Date	Professional	Description
11/30/2016	Colleen Delaney	Coordinate signing and sending of wire transfer instructions to TD Bank regarding \$103,697 in cash collateral owed to the Trustee; discuss Primont site meeting (including next steps) and PATS with G. Abbiento; email Regal regarding site meeting; emails with TD Bank regarding document required from the City to process cash collateral wire.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	3.40	\$ 525	\$ 1,785.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.30	\$ 495	148.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	37.40	\$ 375	14,025.00
Harpreet Malhi	Senior Tax Associate	1.25	\$ 250	312.50
Jeffrey K. Berger, CPA, CA	Senior Analyst	21.30	\$ 195	4,153.50
Total hours and professional fees		63.65		\$ 20,424.50
HST @ 13%				2,655.19
Total payable				\$ 23,079.69

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date January 19, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028
 Invoice 23
 No. C000412

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to December 31, 2016.

Date	Professional	Description
12/1/2016	Bryan Tannenbaum	Receipt and review of DUKA email regarding Performance Audit Tracking Summary ("PATS") status.
12/1/2016	Colleen Delaney	Email from J. Baird of Masongsong Associates Engineering Limited ("Masongsong") regarding supporting documents for trees on South Unionville near the school; retrieve additional documents and send via email; email from DUKA regarding PATS status.
12/1/2016	Jeffrey Berger	Review of PATS listing, corresponding with DUKA regarding same, corresponding with L. Holloway of Pronto Contracting ("Pronto") regarding same.
12/2/2016	Colleen Delaney	Email S. Rappos of Chaitons LLP regarding update to Outstanding Items list; email from N. Hui of TradeWorld regarding status of offer for Units 92 and 93; review Year 1 PATS email update from DUKA and forward to J. Berger for comment; receive Pronto invoices; review S. Rappos email on Downsvieview (affidavit evidence required) and respond with questions; telephone call with E. Huang of DUKA regarding uploading of Year 1 PATS and follow-up regarding suite repairs; email J. Berger regarding updated PATS and E. Huang's comments regarding 90% complete; discuss Sereen court hearing with A. Dhanani and approach to Downsvieview holdback dispute; receive and review 2015 tax bills and summary property tax bills recently issued by City of Markham for Phase II commercial units closed by Trustee; call L. Villaneuve (City of Markham) to review summary schedule and confirm that no tax bills are being issued for 2014; email from S. Rappos with request for review of condo fees owed to YRSCC 1265 by JKDC prior to the Trustee's appointment and related offset against mortgage being claimed; coordinate update meeting; email detailed list of outstanding items to J. Berger; email N. Miele (MHBC Planning) and A. Hanoman regarding Downsvieview and enquiring as to who is best placed to provide an affidavit.

Date	Professional	Description
12/5/2016	Colleen Delaney	Email J. Baird regarding Reimbursement Agreement follow-up; email TD Bank enquiring as to status of letter of credit reduction; review updated PATS list and provide comments regarding next steps to J. Berger; update and send detailed letter of credit schedule to J. Baird for comments; email from N. Hui regarding issues Buyer of Units 92 and 93 has with the Status Certificate from YRSC 1228 (a condition) and other matters requesting a price reduction of \$118,000; forward to S. Rappos to address offset and litigation issues raised; email response from S. Rappos; respond to buyer's request regarding issues and advising that we will not decrease the price by this amount.
12/6/2016	Colleen Delaney	Emails with N. Hui and S. Rappos regarding Buyer's issues with Units 92 and 93; receive Endorsement of Justice Wilton-Siegel dated December 6, 2016 and call S. Rappos to review implications and next steps; coordinate website posting of Endorsement; email J. Bolton requesting a Contract Analysis Summary for Sereen Painting (S. Rappos advises we need); review lien claimants' holdback payment status and prepare summary of priorities by Phase for B. Tannenbaum; telephone call from TD Bank to confirm that cash collateral amount of \$103,697 has been wired to the Trustee's JKDC bank account; email Laurentian Bank requesting an accounting for the fees that were withheld in April 2016 (when Laurentian was replaced as the LC provider); update Outstanding items schedule.
12/6/2016	Bryan Tannenbaum	Telephone call from TD regarding release of LC for approximately \$103K; receipt and review of Wilton-Siegel Endorsement of December 6, 2016; receipt and review of S. Rappos follow up email advising of overview meaning of the Order; receipt and review of Moldaver email regarding costs; review of C. Delaney email regarding explanation of endorsement and next steps; email from S. Rappos regarding correction about Laurentian Bank having fee priority because of \$45M security charge; review email from C. Delaney to Laurentian Bank regarding accounting for legal fees and amounts held back; receipt and review of email from C. Mills, lawyer for MarshallZehr ("MZ") requesting clarification of the endorsement and S. Rappos response thereto; meeting with J. Berger and C. Delaney to review outstanding list as at November 30, 2016 regarding: LC reductions, going to maintenance and holdup by Primont, entitlement to general funds (LC's, refunds, etc.) and outstanding opinion from Chaitons, fees charged by Laurentian Bank, Aviva as first secured creditor and dealing with them to free up cash to start payments to the creditors, Phase II warranty deficiencies update and timing for Year 1 and 2 audits and when to involve CCI, Amstat payment after appeal period expires, construction liens outstanding for Sereen and Downsview and need for affidavits from a Mady person and Pronto, \$90,594 LC issue taken by City of Markham, condo corp liens and \$200K mortgage claim of offset, etc., \$54,636.53 deposit for commercial unit #60 held by HS, Tran Promissory Note of \$34,982.13, payments to secureds and allocation of costs, landowner's refund, marketing update and sales, HST refund of \$110 (app) pending, ongoing expenses reviewed.
12/7/2016	Bryan Tannenbaum	Email from C. Delaney to J. Berger regarding timelines/plan regarding Tarion timelines and repairs/conciliation with Condo Corp.
12/7/2016	Daniel Weisz	Review and sign cheques.

Date	Professional	Description
12/7/2016	Colleen Delaney	Discuss PATS, outstanding items with J. Berger; review and approve disbursements; respond to N. Hui's email regarding Buyer (of Units 92 and 93) request for a \$118,000 price reduction; review and approve HST return for November 2016; email J. Berger with Tarion documents and plan to avoid a conciliation request between March 11 and May 11, 2017; prepare for status meeting - update LC, lien and available for sale schedules and other items on the list; status meeting with B. Tannenbaum and J. Berger to review status and set priorities for remaining outstanding items; respond to email from Buyer of Unit 92/93; review cheques; confirm receipt of wire transfer and prepare accounting for wire transfer from TD Bank to BMO.
12/7/2016	Jeffrey Berger	Discussion with C. Delaney regarding status of file; preparing cheque requisitions; filing November, 2016 HST return; status meeting with B. Tannenbaum and C. Delaney.
12/8/2016	Jeffrey Berger	Discussion with L. Holloway regarding heat pump issue in Unit 117, year 2 PATS listing and BB-19 status.
12/8/2016	Colleen Delaney	Email from H. Kersey (owner of Suite 117) regarding heating issue, forward to J. Berger; call with J. Berger to discuss various outstanding matters; respond to H. Kersey email regarding interest in purchasing parking units available for sale; follow-up with other parties who expressed an interest in purchasing the parking units (178 and 179) the Trustee has available for sale; research and send email response to S. Rappos regarding condo arrears owing to YRSCC 1228; finalize and send Outstanding List and supporting schedules to Chaitons requesting a conference call to review.
12/9/2016	Colleen Delaney	Research and emails regarding heating issue in Suite 117; revised price and waiver of conditions for Unit 92 and 93 - emails, calls, analysis and agree to reduce by \$8,100 (compared to ask of \$118,000).
12/9/2016	Bryan Tannenbaum	Email to C. Delaney regarding Laurentian Bank legal fee accounting.
12/12/2016	Colleen Delaney	Email from N. Hui regarding deposit on 92/93; email waiver to B. Tannenbaum for signing; email S. Rappos regarding offer for Units 92/93 now firm and court approval required this week; email Regal Landscaping ("Regal") requesting invoice 1817 be allocated to identify cost of trees of South Unionville Ave. (for Reimbursement Agreement with City of Markham); email Northern Air regarding heating unit issue and ask for back-up for January, 2016 repair; research legal fees withheld/accounting by Laurentian Bank and respond to A. Iqbal at TGF; coordinate sign-back of APS amendment for Units 92/93; review amended letter of credit schedule from Masonsong and email J. Baird with queries; send Amendment to buyer to firm up offer for Unit 92/93; review Sereen Painting email from S. Rappos; call from N. Hui and B. Tannenbaum regarding Offer; call from J. Baird regarding status of letters of credit outstanding.
12/12/2016	Bryan Tannenbaum	Receipt and review of amendment to APS regarding price for Suites 92 and 93; email from C. Delaney to J. Baird regarding maintenance amounts for the City; receipt and review of C. Delaney email to A. Iqbal regarding Laurentian Bank legal fees withheld from LC's; execute reduction to \$559,900 (14.9% below list price); receipt and review of Piersanti email (letter) regarding payout to his client and confirming his understanding of the Wilton-Siegel decision.

Date	Professional	Description
12/13/2016	Jeffrey Berger	Providing common element statements and tax bills to Harris Sheaffer LLP ("HS") regarding sale of commercial Units 92/93; review of 2nd year PATS comments provided by L. Holloway.
12/13/2016	Bryan Tannenbaum	Email from S. Rappos regarding Tran mortgage receivable; email from S. Rappos to Durisin regarding landowner's agreement and refund; responding email from Durisin; conference call with S. Rappos and C. Delaney regarding status review of outstanding matters.
12/13/2016	Colleen Delaney	Coordinate signing of Acknowledgement and send to Purchaser; respond to S. Rappos' request for Gross Proceeds received; review bills; draft Twelfth Report regarding sale of Units 92/93; discuss various matters with J. Berger; emails with H. Kersey (owner of Suite 117) regarding heating issue and Tarion; follow-up with N. Hui regarding offer for former Mady Offices (Units 360/361); conference call update with Chaitons; discuss PATS reports status with J. Berger; review/approve letter to PowerStream; forward D. Loomis correspondence and R. Gray response to S. Rappos.
12/14/2016	Colleen Delaney	Email Palmax Property Management regarding expected closing (pending court approval) of Units 92/93; prepare for site meeting; attend site meeting with Pronto and J. Berger; follow-up discussion with J. Berger.
12/14/2016	Jeffrey Berger	Preparing for meeting with Pronto; meeting with Pronto regarding all outstanding items on year 1 and year 2 PATS listings as well as the BB-19 report; updating the PATS listings based on the meeting with Pronto.
12/15/2016	Colleen Delaney	Emails with J. Berger regarding invoices not responsibility of Trustee and claim from owner of Suite 1521, PATS reports status; finalize Twelfth Report to the Court with S. Rappos; review draft email to DUKA regarding invoice not initiated by Trustee; respond to email from YRSCC 1228 regarding arrears of common expenses; follow up with J. Berger regarding Statement of Adjustments for Units 92/93, ASCEND accounting; email to TD Bank regarding status of release of cash collateral for street trees letter of credit; email TD Bank requesting accounting for wire transfer of funds sent (i.e., which deposit); review Twelfth Report and provide comments to S. Rappos; follow-up with Regal Landscaping regarding break down of street trees' work; detailed email to Laurentian Bank to tie in letter of credit amounts advanced for six letters of credit to Certificate of Advance signed by C. Mady; email Northern Air requesting back-up for quote; emails with YRSCC 1228 regarding liens and requirements; call from A. Iqbal regarding request and re-send email; email from TD Bank with back-up for \$103,697 cash collateral and forward to C. Baeta for processing.
12/15/2016	Jeffrey Berger	Corresponding with the owner of Suite 1521 regarding an issue with the flooring in the unit; preparing a condensed PATS listing with comments from Pronto and corresponding with C. Delaney and Pronto regarding same; review of invoice from Imperial Building Maintenance and discussion with L. Holloway regarding same; drafting the R&D as of December 15, 2016; reviewing the statement of adjustments for the sale of commercial Units 92 and 93.

Date	Professional	Description
12/16/2016	Colleen Delaney	Email to A. Iqbal regarding chronology of TGF legal fees processed against fund withheld by Laurentian Bank; email H. Kersey and J. Berger to confirm reimbursement for heating unit repair (Suite 117); email from TD Bank to confirm wire to be sent and complete wire transfer form for signing by B. Tannenbaum and D. Weisz; call from F. Lee (condo owner) regarding offer of parking Units 178/179; review, approve an email final Statement of Adjustments for Units 92/93 to K. McNeill at HS; call from N. Hui regarding parking Units 178/179 and Units 92/93 assignment to numbered company timeline; email B. Tannenbaum summarizing party interested in parking Units 178/179; analyze most recent BB19 email with J. Berger; call with F. Lee (owner) interested in parking Units 178/179; update status call with J. Berger; emails from J. Berger responding to enquiries; call with J. Berger.
12/16/2016	Jeffrey Berger	Drafting a summary of the PATS and BB-19 status for C. Delaney; discussion regarding invoice from Imperial Building Maintenance with L. Holloway, B. Tannenbaum and C. Delaney; drafting the December 15, 2016 R&D schedule; reviewing the summary of 2016/16 tax bills from the City of Markham and reconciling to payments by the Trustee.
12/16/2016	Bryan Tannenbaum	Review, approve and sign Twelfth Report regarding sale of Units 92 and 93; complete TD wire transfer details for release of LC for \$59,960.
12/16/2016	Daniel Weisz	Review and update form regarding release of funds from TD Bank.
12/19/2016	Bryan Tannenbaum	Review and sign cheques.
12/19/2016	Colleen Delaney	Review cheques; ASCEND accounting for \$59,960 wire transfer related to LC reduction; emails from YRSCC 1228 regarding townhome leaks; email MHBC Planning with query on HST on invoice; email L. Holloway regarding status of Imperial invoice (sent to Trustee); emails regarding wire transfer from TD Bank; review CCI summary and Lloyd's comments on the updated PATS report; email Parking Notice (available for sale) to N. Hui for translation; email downloaded PATS reports to L. Holloway; email from S. Rappos regarding title (Units 92 and 93) and forward to N. Hui; emails regarding common expense arrears - review statements and send query to YRSCC 1228; send confirmed common expense statements to S. Rappos; respond to email from J. Lau regarding parking units available for sale; email response from MHBC Planning regarding HST accounting and forward to C. Baeta.
12/19/2016	Daniel Weisz	Review and sign cheques.
12/20/2016	Bryan Tannenbaum	Receipt of Order and sign Trustee's certificate for Units 92 and 93.
12/20/2016	Colleen Delaney	Emails regarding wire transfer confirmation; call with L. Holloway to discuss status of PATS; access Tarion site for updated PATS; review and edit November 2016 bill; review court documents, save on the shared drive and coordinate website posting; review status of DUKA responses and draft detailed email to DUKA noting lack of response hard timelines.
12/21/2016	Gary Chan	Translation of Parking Unit Advertisement.
12/21/2016	Brenda Wong	Coordinate translation of Parking Unit Advertisement and email to C. Delaney regarding same.

Date	Professional	Description
12/21/2016	Colleen Delaney	Review S. Rappos' letter of credit schedule and respond with updates; emails with A. Iqbal regarding funds held by Laurentian Bank; emails from YRSCC 1228 regarding townhome leaks; emails regarding common expense fees on closing of Units 92 and 93; email from DUKA regarding status of PATS update; email response from M. Durisin regarding status of Trustee's Landowners' Refund.
12/22/2016	Colleen Delaney	Emails regarding townhome leaks; emails regarding Tran lawsuit and service of; emails regarding cheques to be issued this week.
12/23/2016	Colleen Delaney	Email from TGF with legal bills to be deducted from funds held by Laurentian Bank; emails with TradeWorld regarding deposit cheque and commission billing related to Units 92 and 93; email response from TD Bank regarding fees charged on two recent cash collateral funds received (related to LC reductions).
12/29/2016	Colleen Delaney	Emails with HS and Purchaser of Units 92/93 regarding closing items; email update (PATS) from E. Huang.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	5.60	\$ 525	\$ 2,940.00
Daniel R. Weisz, CPA, CA, CIRP, LIT	Senior Vice President	0.30	\$ 495	148.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	42.90	\$ 375	16,087.50
Brenda Wong, CIRP, LIT	Senior Manager	0.10	\$ 375	37.50
Gary Chan	Tax Manager	0.50	\$ 300	150.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	19.80	\$ 195	3,861.00
Total hours and professional fees		69.20		\$ 23,224.50
HST @ 13%				3,019.19
Total payable				\$ 26,243.69

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date February 22, 2017

Client File 300028
 Invoice 24
 No. C000429

GST/HST: 80784 1440 RT 0001

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to January 31, 2017.

Date	Professional	Description
1/3/2017	Bryan Tannenbaum	Emails with Phase 2 Condo Corp. regarding Tarion report and Imperial cleaning issue.
1/3/2017	Colleen Delaney	Emails regarding TradeWorld deposit and prepare Ascend accounting entry; email Pronto General Contractors ("Pronto") regarding Imperial invoice and alleged townhome leak (by Palmax); email from K. McNeill of Harris Sheaffer LLP ("HS") regarding closing of Units 92/93 and respond thereto; email E. Huang of DUKA requesting a revised December 2016 invoice for common expense fees as they included units the Trustee has sold; email E. Huang regarding Performance Audit Tracking Summary ("PATS") update; email from R. Rathore regarding APS; review PowerStream bills (commercial units) and coordinate cheque; review email from J. Sacks regarding certain lien claimants intent to appeal December 6, 2016 Order of Justice Wilton-Siegel regarding Am-Stat's priority position; review enquiry from J. Sacks, update balance owing to Am-Stat as at December 31, 2016 and email S. Rappos of Chaitons LLP; review property tax statements received from the City of Markham re allocation of funds provided by the Trustee amongst Phase II commercial units (closed February 2015).
1/4/2017	Colleen Delaney	Email Palmax regarding closing of Units 92/93 and enquire as to any keys held; review Statement of Receipts and Disbursements; telephone call from Pronto regarding townhomes and Imperial; emails with Pronto regarding January 9, 2017 closing.
1/5/2017	Bryan Tannenbaum	Receipt and review of Notice of Appeal from the offices of K. Sherkin.
1/5/2017	Colleen Delaney	Emails regarding Purchaser's (of Units 92/93) request to delay closing by 10 days; approve invoices and coordinate cheques (Palmax, DMII); review townhome leak response, discuss with Pronto and draft email response to Palmax; review NOA (HST) from CRA and confirm already paid; emails regarding roof repairs made; emails regarding parking units available for sale; emails with Pronto on status of various items; coordinate website posting of Notice of Appeal; email S. Rappos regarding PPSA registration by TD Bank; update Letter of Credit continuity schedule and email to J. Baird of

Date	Professional	Description
		Masongsong Associates Engineering Limited ("Masongsong") for comments; review property tax allocation issue again (commercial units) and send detailed email to City of Markham noting that some allocations were incorrectly made to units not sold; request of the City of Markham that schedule and tax bills be corrected to reflect changes; follow up with TD Bank regarding source of funds advanced for six LCs (email enquiry sent to TD December 15, 2016).
1/6/2017	Colleen Delaney	Email from Purchaser (Units 92/93) requesting additional signature and coordinate; email from J. Baird requesting Regal Landscaping invoice allocation (to street trees work) and follow-up directly with Regal; draft email to J. Berger (with attachments) with outstanding items and details of work to be done; review BB19 reporting status, call CCI Group (I. El-Hajj) and follow up with email to request next steps to finalize BB19.
1/9/2017	Jeffrey Berger	Reviewing emails for the period December 17, 2016 through January 9, 2017; reviewing the most current PATS listing online; status discussion with C. Delaney.
1/9/2017	Colleen Delaney	Emails regarding additional deposit cheque for Units 92/93; prepare Ascend entry and email regarding additional deposit to be made; telephone call with J. Berger to discuss status and priorities; firm up property tax allocations (commercial units) and speak to L. Villenuva (City of Markham) to confirm status and amounts owing by Trustee; update SR&D and notes, outstanding list and send to Chaitons with a request for a conference call to review.
1/10/2017	Colleen Delaney	Review and update SR&D and notes; emails regarding closing extended to January 23, 2017; email to City of Markham; emails from Palmax regarding roof leaks; approve 2016 property tax bills for commercial units; discuss Phase I commercial units with B. Tannenbaum and meeting to tour on January 19, 2017; provide summary sheet and maps of Phase I commercial units.
1/11/2017	Bryan Tannenbaum	Email from J. Baird regarding City of Markham and LC status re reduced to maintenance amounts; conference call with Chaitons (H. Chaiton/ S. Rappos), C. Delaney and J. Berger re TGF invoices received from Laurentian Bank of Canada ("LBC"), distribution on hold because of lien, claimant appeal and which Court to appeal to Court of Appeal (30 days) or Divisional Court (15 days) and jurisdiction of Court, motion on January 30 for an extension, Aviva position, reduction of \$2.5M bond, contact with Tarion and CCI, outstanding lien claims of Downsview and Sreen and potential resolution, separation of trust amounts held at Harris Sheaffer between residential and commercial.
1/11/2017	Colleen Delaney	Respond to email from Palmax re responsibility for roof leaks and direction that they should contract Pronto directly for repairs; emails with J. Berger; telephone call with G. Abbiento of Pronto to confirm townhome leaks are new and not Pronto's responsibility; email N. Hui of TradeWorld regarding Phase I commercial units and request for keys; email from D. Weisz regarding wire transfer details and respond thereto; review PATS summary from J. Berger and respond with queries; email Palmax regarding keys; conference call with CBTL team members and Chaitons to review outstanding list, next steps and priorities; update outstanding list and circulate; return call from LBC and advise S. Rappos; email S. Rappos to follow-up on status of certain items discussed at the meeting.
1/12/2017	Colleen Delaney	Emails with Pronto and J. Berger; call from J. Baird on Regal invoice, LC

Date	Professional	Description
		schedule and reduction to maintenance; call with I. Al-Hajj (CCI Group Inc.) to follow up on attendance at Jade-Kennedy for an inspection; leave message for Carrie-Ann Leslie at Tarion; call from LBC; review revised Statement of Adjustments for Units 92/93.
1/13/2017	Colleen Delaney	Call to Regal Landscaping regarding segregated bill; call and emails with G. Abbiento regarding his site meeting with H. Fung (Palmax) and the keys for Units 209/250.
1/16/2017	Daniel Weisz	Review and sign cheques.
1/16/2017	Colleen Delaney	Emails from S. Rappos regarding Sereen and Tran status; propose revised timeline for settlement with Tran; email B. Tannenbaum regarding January 19, 2017 visit; emails regarding outstanding cheque to Tarion Delayed Occupancy claimant; call with Carrie-Ann Leslie (Tarion) to review next steps in process regarding PATS; email J. Berger regarding outstanding items.
1/17/2017	Bryan Tannenbaum	Email from S. Rappos regarding Tran to repay \$34,982.13 in installments; email from C. Delaney regarding same and accelerating payment schedule; email from S. Rappos to delay Sereen disallowance pending lien claimants appeal motion; receipt and review of Notice of Appeal by the Lien Claimants.
1/17/2017	Colleen Delaney	Email from Unit 92/93 purchaser requesting an extension to closing; review J. Sacks emails regarding appeal of Justice Wilton-Siegal's December 6, 2016 decision and request for extension of time to appeal; summarize call with LBC (Concetta Biello) following up on S. Rappos' request regarding source of funding for six cash collateral advances; review response from Unit 92/93 purchaser and respond to K. McNeill; property tax adjustment issues with K. McNeill; emails with S. Rappos; respond to B. Tannenbaum emails regarding writ claimed by purchaser and J. Baird email; propose \$1,000 administrative fee to purchaser to extend date again; respond to S. Rappos regarding LCs; review Tarion common element emails and email S. Brown with a summary and requesting a call to discuss next steps; respond to R. Rathore's email requesting an extension; call with G. Abbiento regarding CCI Group inspection and Tarion inspection; emails with J. Berger.
1/18/2017	Bryan Tannenbaum	Receipt and review of S. Rappos emails regarding Tran acceptance of offer and Aviva acceptance of holdback with surplus to be distributed.
1/18/2017	Colleen Delaney	Emails with J. Berger; receipt of HST filing information for 2017; send Landowners' Agreement to S. Rappos for review regarding refund owing to Trustee; email G. Abbiento regarding B. Tannenbaum's meeting on January 19, 2017; instruct C. Baeta regarding supporting documents required to be scanned; follow up regarding Tran status and confirm that Tran accepted the Trustee's proposed settlement timeline; coordinate GIC investment at BMO; send updated Net Proceeds Schedule to S. Rappos; email N. Hui regarding revised parking units notice, amend and send to E. Huang; emails with CCI Group regarding scope of inspection, date and cost; review current BB19 summary and PATS reports with J. Berger; receive and review updated second year PATS.
1/19/2017	Jeffrey Berger	Corresponding with C. Delaney regarding the status of the PATS and BB19 listings; updating the PATS listings online.

Date	Professional	Description
1/19/2017	Bryan Tannenbaum	Receipt and review emails referring to settlement on deposit of original unit #60 and respond with request to obtain release so Aviva eliminates request for \$250K holdback; attend at site to tour available units with C. Hayes and Shirley Chau, realtor.
1/19/2017	Colleen Delaney	Emails with S. Rappos and B. Tannenbaum regarding the Jiang settlement; update from J. Berger; call with S. Brown of Tarion regarding BB19 update letter, PATS work, release and process to obtain reduction of Phase II bond; draft email summary and next steps regarding remaining repairs, Release; email from CCI regarding site inspection and forward to Pronto; coordinate meeting with Tarion.
1/20/2017	Jeffrey Berger	Discussions with L. Holloway of Pronto and C. Delaney regarding the PATS listings and BB19.
1/20/2017	Colleen Delaney	Approve invoices for payment; follow up with BMO regarding request for new GIC; emails CCI and Pronto to confirm times for BB19 inspection week of January 23, 2017; review of property tax bills received for commercial units; coordinate Tarion meeting for early February 2017; discuss status of various items with J. Berger; review PATS reports and summary and email DUKA with online updates required before the meeting; email Tarion with formal request for meeting.
1/20/2017	Bryan Tannenbaum	Emails regarding settlement of unit #60 original purchaser deposit.
1/22/2017	Colleen Delaney	Review email from MarshallZehr ("MZ") regarding realtor terms; emails from engineer at CCI to confirm availability on January 23rd and confirm that Trustee has the report he requested; email queries to N. Hui; emails with CCI and Pronto regarding meeting scope and reporting letter; calls and emails with J. Berger regarding meeting, quotes, preparation required for Tarion meeting.
1/23/2017	Bryan Tannenbaum	Review email to J. Baird from C. Delaney regarding outstanding LC's; email advising that CCI Group on site with Pronto; review C. Hayes email with proposal/questions from S. Chau; obtain analysis from C. Delaney and review and discuss; receipt and review of updated PATS report from Condo Corp. #2.
1/23/2017	Colleen Delaney	Follow-up email to J. Baird, review marketing proposal from S. Chau; call G. Abbiento regarding status of various items; emails with J. Berger; email update to B. Tannenbaum regarding CCI Group; prepare spreadsheet to compare S. Chau's pricing (net and gross) with TradeWorld's and summarize major differences; obtain area certificates for commercial units from K. McNeill; respond to S. Chau's detailed questions regarding size, use of space, costs; email G. Abbiento regarding Tarion inspection; email Palmax with query on space near escalator; call with G. Abbiento and L. Holloway regarding CCI inspection and outcome; discussion with B. Tannenbaum regarding outstanding items; draft email to S. Chau; email update from G. Abbiento.
1/24/2017	Bryan Tannenbaum	Emails regarding arrangements for Tarion meeting with the condo board for conciliation; discussion with C. Delaney regarding listing issues with S. Chau; PAT's status; BB19 finalization.

Date	Professional	Description
1/24/2017	Colleen Delaney	Emails to coordinate Tarion meeting; email from E. Huang regarding outstanding items and forward to J. Berger for response; review S. Chau's replies to Trustee's responses of January 23, 2017; detailed email to S. Rappos with request for update on various items on the outstanding list; email N. Hui regarding timing of closing of Units 92 and 93; discuss marketing with B. Tannenbaum; emails to J. Berger; call with S. Chau to confirm details of her response; email S. Chau.
1/25/2017	Bryan Tannenbaum	Emails regarding listing issues to change to S. Chau; review email to CCI regarding status of BB19; telephone call with C. Delaney regarding costs to switch re lock changes, carpet, display boards.
1/25/2017	Colleen Delaney	Emails regarding status with B. Tannenbaum; calls with Pronto regarding inspections and PATS; follow up with CCI Group regarding timing of final BB19 inspection letter; email from Tarion regarding issues with online portal and forward to J. Berger; call with B. Tannenbaum to review marketing proposal; draft email terms to S. Chau; prepare cost estimates for expenses to be borne by Trustee; call from L. Holloway regarding Tarion warranty issues; call with G. Abbiento regarding BB19 work and cost estimates for marketing proposal work; emails with purchaser (of Units 92 and 93) and K. McNeill regarding final statement of adjustments and timing of closing for Units 92 and 93; obtain locksmith details and contact; respond to E. Huang's email regarding PATS update issues; review and comment on Tran settlement agreement; email S. Rappos regarding the status of various outstanding items; email form C. Hayes and discuss with B. Tannenbaum; review draft CCI BB19 update report and forward questions to G. Abbiento and L. Holloway; follow up with BMO regarding new GIC.
1/26/2017	Bryan Tannenbaum	Emails regarding new listing; email regarding BB19 responses to CCI; email from S. Rappos regarding Unit #60 deposit settlement.
1/26/2017	Colleen Delaney	Review emails and call Pronto to discuss next steps; call with S. Chau to review responses to her enquiries and clarify requirements; prepare and send summary of discussions with S. Chau; review and approve HST return for December, 2016; discuss commercial realty tax bills due with J. Berger; emails from S. Rappos regarding Tran settlement and forward to B. Tannenbaum for review; review GIC confirmation from BMO and forward to C. Baeta for processing; draft response to CCI's email regarding review of draft report; confirm that realty tax bills for Units 92/93 (to close January 31, 2017) have been forwarded to the Purchaser; review detailed email from S. Chau and respond.
1/26/2017	Jeffrey Berger	Drafting the December, 2016 HST return; review of BB19 and PATS listings.
1/27/2017	Daniel Weisz	Review cheques for payment and discussion with A. Dhanani on same.
1/27/2017	Colleen Delaney	Emails and discussions on status of various items with J. Berger; review 21 draft listing agreements and draft changes required, send same to S. Chau; email G. Abbiento to confirm Pronto can perform renovations requested on Unit 361; call with B. Tannenbaum regarding status of realtor's proposal and next steps to finalize; call with S. Chau to clarify next steps; review updated statement of adjustments for Units 92/93 (HST certificate provided) and confirm accurate; email response to CCI requesting draft final report with invoice; call from G. Abbiento to discuss various items; review updated Ascend accounting; emails regarding marketing update (N. Hui) and Pronto invoices; emails with S. Rappos regarding status of Sreen, Tran and Jiang;

Date	Professional	Description
		coordinate locksmith and ask G. Abbiento to coordinate work; call from S. Chau; email N. Hui and property manager regarding the location of Unit 140 vs. Units 392/3/4; email from J. Sacks with factum regarding vacant land; respond to email from L. Holloway regarding WSP's availability next week; review revised Schedule "A" (to be appended to each listing agreement) and respond to S. Chau with corrections/additions required; emails regarding Units 392/3/4.
1/27/2017	Jeffrey Berger	Reviewing property tax instalments and preparing cheque requisition for same; filing the December, 2016 HST return; discussions with C. Delaney and L. Holloway regarding the status of the PATS listings; updating the second year PATS listing online.
1/28/2017	Colleen Delaney	Emails regarding WSP; research and send email (with supporting attachments) to M. Karoly of HS requesting that he confirm the final version of the Registered Plan; email response from S. Rappos regarding the plan; emails with J. Berger and L. Holloway.
1/29/2017	Colleen Delaney	Email and call from S. Chau regarding price change for Units 209/250.
1/30/2017	Colleen Delaney	Emails with Chaitons and HS to confirm final registered plan and map for Phase I; reconcile property taxes owing for 2017 and those invoices that are the responsibility of other parties; send email to H. Kersey; send executed Tran Settlement Documents to S. Rappos; review final BB19 inspection report from CCI and respond regarding timing and form of final report; email S. Rappos regarding location of Phase I units; receive notice that Sacks/Grossi motion to extend time to appeal before Divisional Court was successful; emails with CCI regarding invoice payment and next steps; emails with property manager and Pronto regarding map and keys for Phase I units; review and approve PATS repairs requested by L. Holloway; email S. Chau with updated Listing Price list and map; emails with S. Rappos.
1/31/2017	Colleen Delaney	Review 21 revised Listing Agreements sent by S. Chau, noting further revisions required and email details; send email to C. Hayes regarding current status and next steps; compile 2017 tax bills' analysis and email C. Moore at City of Markham with request for City to update its records (for units sold); send bills for 117, 92/93 and 60 to the purchasers' lawyers (again) to advise they are responsible for 2017 property taxes; call with J. Berger to review status of PATS repairs and to ask when PATS reports will be updated; coordinate keys for realtor and Trustee; call with S. Chau regarding edits to be processed, timing, upcoming events planned and rent issue; emails with L. Holloway and B. Cheung regarding use of Units 392/393/394, owned by Jade-Kennedy - Trustee is responsible for these; send proof of 2016 property tax payment to H. Kersey (purchaser of Suite 117); review revised listing agreements; email C. Moore (City of Markham) regarding process to allocate parking and locker units amongst six purchasers (currently one roll number for parking and another for lockers); update call from L. Holloway: meeting with E. Huang, new keys, PATS, quotes; emails regarding closing of Units 92 and 93; receive confirmation of closing and coordinate release of keys to purchaser.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	10.10	\$ 525	\$ 5,302.50
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.20	\$ 495	99.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	62.20	\$ 375	23,325.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	11.30	\$ 195	2,203.50
Total hours and professional fees		83.80		\$ 30,930.00
HST @ 13%				4,020.90
Total payable				\$ 34,950.90

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date March 20, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028
 Invoice 25
 No. C000442

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to February 28, 2017.

Date	Professional	Description
2/1/2017	Jeffrey Berger	Corresponding with C. Delaney, L. Holloway of Pronto General Contractors ("Pronto") and E. Huang of DUKA regarding updates to the Performance Audit Tracking Summary ("PATs") listings and ongoing repairs.
2/1/2017	Arif Dhanani	Call with C. Delaney regarding property taxes on parking and locker units and correspondence to be sent to the City of Markham.
2/1/2017	Colleen Delaney	Approve CCI's invoice and coordinate cheque; review cheque to City of Markham and forward proof of payment to H. Kersey (owner of Suite 117); review revised listing agreements and forward to B. Tannenbaum for signing; email from City of Markham regarding requirements to set up separate roll numbers and bills for the parking and locker units; email cheque copy to CCI and coordinate delivery of CCI's final BB19 report to Trustee; status update call with J. Berger; emails from K. McNeill of Harris Sheaffer LLP ("HS") regarding tax roll segregation requirements; receive wire confirmation to confirm receipt of closing proceeds on Units 92 and 93; ASCEND entries for closing-related invoices; receive copy of Tarion notice advising the Condo Corp (YRSCC 1265) of the upcoming warranty deadlines and next steps; approve invoice from YRSCC 1228; call from purchaser's lawyer (Units 92 and 93) to enquire as to how to handle the property tax adjustment for 2017 and respond; call from CCI to confirm BB 19 report is available; emails with Tarion and E. Huang regarding upcoming PATS meeting; discuss handling of property tax allocation (rolls and bills) with A. Dhanani and receive templates; review email from DUKA regarding alleged issues with Tarion website and forward to J. Berger for response; email K. McNeill regarding proposed tax adjustment; call from G. Abbiento of Pronto to discuss invoices, Superior Sealants and outstanding work.
2/2/2017	Jeffrey Berger	Corresponding with C. Delaney, L. Holloway and E. Huang regarding updates to the PATS listings and ongoing repairs.
2/2/2017	Bryan Tannenbaum	Receipt and review of CCI BB19 report.

Date	Professional	Description
2/2/2017	Colleen Delaney	Call with J. Berger; email from S. Rappos of Chaitons LLP regarding original signed Tran documents; coordinate team call on February 7, 2016; coordinate cheque to YRSCC 1228 for permitted condo fee arrears on Units 92 and 93; provide GIC back-up information to C. Baeta for processing; review draft Court Order sent by S. Rappos; approve invoices and prepare cheque requisitions; review current PATS listings and draft summary points for discussion; receive/review clean BB19 report and forward to B. Tannenbaum; call with S. Rappos to discuss: priorities issue, AVIVA's position, Tarion work update and offset issue (mortgage owed by YRSCC 1228 against condo fee arrears); email BB19 report to J. Berger for review and ask if any items are noted as outstanding on the current PATS lists.
2/3/2017	Jeffrey Berger	Corresponding with C. Delaney, L. Holloway and E. Huang regarding updates to the PATS listings and ongoing repairs.
2/3/2017	Bryan Tannenbaum	Review and sign new listings with Century 21 for Units 361, 360, 85, 138, 146, 174, 390, 181, 209, 250, 388, 389, 391, 316, 319, 348, 361, 392, 393, 394, and 360; discussion with C. Delaney regarding same; telephone call with C. Hayes regarding listings; email to S. Chau, realtor, regarding listing agreements executed; email to C. Delaney regarding termination of contract services provided by N. Hui; email regarding PATS from C. Delaney and my email to relevant individuals regarding final resolution to matters by the date of the Tarion and Condo Corp. meeting; finalize Tarion letter.
2/3/2017	Colleen Delaney	Review updated PATS lists and draft summary; respond to enquiries from C. Baeta; email from TD regarding LC renewals and email J. Baird of Masongsong Associates Engineering Limited ("Masongsong") to follow up; discuss Century 21 Listing Agreements with B. Tannenbaum; discuss PATS updates required with J. Berger; draft/send email to DUKA regarding online portal issues described by E. Huang; email response from E. Huang and forward to J. Berger; calls/emails from S. Chau; firm up signed listing agreements; email Pronto regarding all keys to be available for S. Chau.
2/5/2017	Colleen Delaney	Emails regarding February 8, 2017 pre-meeting, PATS lists (final) and keys.
2/6/2017	Bryan Tannenbaum	Meeting with C. Delaney and J. Berger (by phone) regarding PATS list and strategy for upcoming meeting with Condo Corp. board.
2/6/2017	Colleen Delaney	Email N. Hui regarding termination of contract; discuss status of PATS with J. Berger; call G. Abbiento regarding February 8, 2017 pre-meeting; telephone call from S. Chau regarding marketing plan and keys; review cheques; reconcile proceeds received on Units 92 and 93; email L. Holloway regarding summary; email S. Rappos regarding conference call and email from B. Tannenbaum regarding R&D; review NOA received from CRA regarding HST for December, 2016; update outstanding list; prepare property tax and condo fee expense schedule for new realtor; email S. Rappos regarding pre-trial notice received from Global Precast and respond to B. Tannenbaum; calls from new realtor; meeting with B. Tannenbaum and J. Berger regarding PATS and Tarion meeting; call S. Brown regarding inspection of Jade-Kennedy (as per A. Darr), leaving voice mail; email from MarshallZehr ("MZ") requesting a status update reporting email; call from Pronto; print out updates PATS lists for review.
2/7/2017	Bryan Tannenbaum	Prepare for Tarion/Condo Corp. meeting on February 8, 2017.

Date	Professional	Description
2/7/2017	Colleen Delaney	Update list of Units Available for Sale, R&D and attached Notes as at February 8, 2017; email S. Rappos with queries regarding wording of Notes to R&D given recent court decisions; drafting reporting email to MZ together with attachments; discuss final PATS lists with J. Berger and save on H drive; prepare detailed email to DUKA and Tarion (with PATS lists) in preparation for February 8, 2017 meeting; calls with L. Holloway; research and respond to enquiries from S. Chau regarding Units 392/3/4 and keys; follow up items with J. Berger.
2/8/2017	Bryan Tannenbaum	Meeting at site with G. Abbiento, L. Holloway and C. Delaney to review and prepare for Tarion meeting; attend Tarion meeting with Phase II Condo Corp to review PATS; subsequent meeting with G. Abbiento/L. Holloway.
2/8/2017	Arif Dhanani	Call with L. Holloway regarding meeting with Condo Corporation and Tarion, speak to B. Tannenbaum regarding same.
2/8/2017	Colleen Delaney	Pre-meeting with CBTL team; meeting with Tarion, DUKA, WSP and Pronto representatives to review the status of the PATS report and agree on next steps to enable Trustee to obtain a release; email updated schedule of units available for sale to S. Rappos and enquire as to standard response to questions on distributions; email PH Property Management regarding clearing out Units 392/3/4; email TradeWorld regarding signs and other items belonging to them to be cleaned out; emails from L. Holloway with questions regarding requests by S. Chau; call from G. Abbiento; call from J. Baird with update on meeting with K. Young (City of Markham) regarding agreement to reduce LCs to maintenance amount with an undertaking by the Trustee to complete works that have been delayed due to Primont and request for additional fees to Masongsong; review and edit R&D and Notes as at February 8, 2017.
2/9/2017	Arif Dhanani	Call with L. Holloway regarding remaining PATS matters to attend to; review of emails forwarded by L. Holloway; meet with B. Tannenbaum.
2/9/2017	Colleen Delaney	Review quote for brochures/display boards and respond with changes required; finalize MZ reporting email and attachments and send; emails with S. Rappos regarding collateral charges and Notes; call with J. Berger; call with L. Holloway regarding: keys, signs and PATS; review Pronto and Rogers' bills and approve; email response to TD Bank regarding renewal of outstanding LCs; respond to PH Property Management enquiry regarding cheque received and clarification of payment for condo arrears on Units 92/93 and not for current monthly condo fees; review emails from L. Holloway and B. Tannenbaum regarding next steps.
2/10/2017	Bryan Tannenbaum	Call with C. Delaney regarding follow up from Tarion/Condo Corp meeting.
2/10/2017	Colleen Delaney	Approve and request cheque for brochures/display boards; email J. Berger regarding minutes; respond to MZ email regarding conference call request; conference call with B. Tannenbaum and A. Dhanani regarding next steps to resolve PATS issues and obtain a release from YRSCC 1265; emails to L. Holloway regarding next steps (Tarion portal access, regular emails).
2/10/2017	Arif Dhanani	Various discussions with B. Tannenbaum regarding project; conference call with C. Delaney and B. Tannenbaum.
2/11/2017	Colleen Delaney	Email from printer and to realtor regarding cheque and brochure issues; email L. Holloway requesting status update from February 8, 2017 meeting.

Date	Professional	Description
2/12/2017	Colleen Delaney	Email from realtor and to L. Holloway and D. Nishimura; receive CRA cheque and prepare ASCEND deposit for D. Nishimura.
2/13/2017	Bryan Tannenbaum	Several emails to Condo Corp. regarding PATS listing; various emails regarding February 28 th appearance in Court.
2/14/2017	Colleen Delaney	Email from realtor requesting measurements of kiosks and request Area Certificates from K. McNeill; follow-up with L. Holloway regarding cleaning of units listed for sale; email from and respond to J. Salmon regarding parking Units 178 and 179.
2/15/2017	Arif Dhanani	Review emails from L. Holloway and C. Delaney; call with C. Delaney.
2/15/2017	Colleen Delaney	Review of PATS schedules updated by L. Holloway and E. Huang; calls with L. Holloway to discuss progress and next steps; email from S. Chau regarding form of APS and furniture requirements and respond; email PH Management regarding kiosks; email E. Huang to follow up meeting with engineer; receive/review Area Certificates for all units except 209 and 250 - K. McNeill request for follow up with surveyor to obtain same; prepare for call with MZ and call leaving message; emails with S. Rappos: first instalment received from Tran, status of Jiang settlement and TGF bills' analysis; call with A. Dhanani to discuss PATS issues at 144 Park and approach for Jade-Kennedy; review and approve cheques and deposits for processing.
2/16/2017	Colleen Delaney	Receive and respond to email from DUKA; internal emails regarding next steps to move PATS process forward; email S. Brown at Tarion regarding Trustee's frustration in its dealings with DUKA and the Condo Corp. and receive acknowledgement of ongoing issues; email response to K. McNeill; receive bank draft from Tran and confirm name of payer; forward Phase I Area Certificates to S. Chau noting that we are following up on Units 209 and 250; prepare schedule of all TGF fees paid, related emails and receipt of redacted legal bills for the period after Laurentian was replaced as LC provider (sent to S. Rappos as requested); call with S. Atkinson at MZ to review R&D, Units Available for sale, expected proceeds and timing; emails with E. Huang of DUKA and CBTL team regarding meeting with their engineer; review of Minutes of Settlement regarding Jiang and send queries to S. Rappos regarding: amount of interest held by HS.
2/17/2017	Cindy Baeta	Photocopy invoices for C. Delaney.
2/17/2017	Colleen Delaney	Update call with S. Chau; review recent documentation received from Downsvew's lawyer alleging support for work on 3 additional invoices and draft next steps; email C. Baeta to request cheque copies and back up for Pronto and Pro-Land; update email to B. Tannenbaum; emails regarding February 28, 2017 hearing.
2/19/2017	Arif Dhanani	Attend to administrative matters on file.
2/19/2017	Colleen Delaney	Call from S. Chau to discuss offer prices proposed on Units 209 and 250 and compare same to listing prices recommended on February 3, 2017 by her, further discussion that proposed pricing is low.
2/21/2017	Bryan Tannenbaum	Receipt and review of marketing plan from S. Chau; various emails regarding PATS status and Condo Corp input and follow up meetings; meeting with C. Delaney regarding marketing status, Court hearing on February 28 th regarding LBC charge for legal fees and cost submissions, reviewed outstanding items list, PATS status, Jiang release.

Date	Professional	Description
2/21/2017	Colleen Delaney	Emails with S. Rappos regarding February 28, 2017 court appointment; review February 2017 marketing report from S. Chau and follow up with L. Holloway regarding keys; call from S. Chau; prepare property tax instalment payments for 21 commercial units and 6 residential parking units; call from N. Hui regarding keys; update outstanding list and send to S. Rappos for comments; receive offer documents from S. Chau; status meeting with B. Tannenbaum; call with L. Holloway; call from S. Chau; gather parking and locker interim tax bills for letter to City of Markham regarding allocation to new owners.
2/21/2017	Daniel Weisz	Review and sign cheques.
2/22/2017	Colleen Delaney	Call from S. Chau; review and summarize queries on two offers received (Suites 2323 and 2236); compile documentation required by City of Markham and draft detailed letter regarding allocation of aggregate roll number for parking and locker units and 2017 tax bills to be directed to new owners (Units 117, 60, 92 and 93); call with B. Tannenbaum; respond to S. Chau regarding recent offers; compile back-up documentation for letter to City of Markham.
2/22/2017	Bryan Tannenbaum	Review offer(s) for Suites 2323 and 2236 from S. Chau; discussion with C. Delaney.
2/23/2017	Colleen Delaney	Call from S. Chau; respond to S. Rappos' email regarding best case estimated gross proceeds from letter of credit reductions (related cash collateral); respond to emails from S. Chau; finalize letter to City of Markham and compile list of appendices to be attached.
2/23/2017	Daniel Weisz	Review and sign cheques.
2/23/2017	Bryan Tannenbaum	Review S. Rappos email regarding application to Court on LC monies; response from R. Moldover for Amstat claiming priority; email from C. Piersanti regarding February 28 motion, costs, Aviva position.
2/27/2017	Colleen Delaney	Review offers on Units 392, 393, 394 and respond to realtor with queries; review email from J. Baird regarding City of Markham council meeting May 8, 2017 to reduce LCs to maintenance and respond with queries; emails with L. Holloway regarding PATS meeting with YRSCC 1265's engineer on February 28, 2017; request revised offer on Unit 394; review all revised offers and propose edits for sign back; emails with B. Tannenbaum; confirm parking and locker unit numbers per court order; update call from S. Chau.
2/27/2017	Bryan Tannenbaum	Review S. Chau email regarding Suite2323 offer and offer for 2236; email from J. Baird regarding process to get to maintenance amount from the City of Markham and May 8/17 date; email from S. Chau regarding Saturday marketing events; S. Chau email regarding Suites 2712, 2715 and 2716; S. Chau email with offer for Suite 2617; L. Holloway email regarding no response from Condo Board on his update; email from L. Holloway to E. Huang regarding suite access; C. Delaney email to S. Chau regarding offer prices too low; S. Chau email regarding Sunday and low offers.
2/27/2017	Bryan Tannenbaum	Many emails regarding February 28 th court hearing issues and telephone call with S. Rappos regarding same.
2/28/2017	Bryan Tannenbaum	Deluge of emails before Court; attend Court (in Chambers with Wilton-Siegel) regarding LBC costs and costs of motion and acknowledge 2-year timeline for lien claimants to file claims under CLA being recognized in the Order so none is prejudiced.

Date	Professional	Description
2/28/2017	Colleen Delaney	Mark up offers on Units 392, 393, 394, 348, 209 and 250 and review with B. Tannenbaum for signing back; request missing Schedule A on Unit 348; obtain proof of payment regarding 2017 interim taxes on Units 178 and 179 to send to City of Markham; send signed offers back to S. Chau together with a list of requirements to firm up transactions; compile attachments for February 28, 2017 letter to City of Markham to allocate taxes on parking/locker units and transfer ownership on certain units to new owners; coordinate posting of February 28, 2017 Court Order of Justice Wilton-Siegel; review coordinate payment of PowerStream bills noting that bills for Units 20 and 21 are to be forwarded to new owner; review S. Chau email and response; call with J. Baird regarding next steps to fulfill requirements in advance of May 8, 2017 Council hearing for LCs to be reduced to maintenance amounts; email to S. Rappos noting outstanding items and receive response; review invoice and approve cheques; email from L. Holloway with update on PATS meeting.
2/28/2017	Bryan Tannenbaum	Review offers and sign back kiosks 392, 393, and 394; Units 209 and 250; Unit 348; draft email to S. Chau regarding pricing of units to sell with no discounts; discussion with C. Delaney regarding J. Baird and getting to maintenance.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	15.60	\$ 525	\$ 8,190.00
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.20	\$ 495	99.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	52.80	\$ 375	19,800.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	4.00	\$ 375	1,500.00
Jeffrey K. Berger, CPA, CA	Senior Analyst	9.70	\$ 195	1,891.50
Cindy Baeta	Estate Administrator	1.00	\$ 110	110.00
Total hours and professional fees		83.30		\$ 31,590.50
HST @ 13%				4,106.77
Total payable				\$ 35,697.27

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
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toronto.collinsbarrow.com

Date April 21, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028
 Invoice 26
 No. C000455

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to March 31, 2017.

Date	Professional	Description
3/1/2017	Colleen Delaney	Forward utility bills for sold units to lawyers for new owners; follow up email to City of Markham regarding sufficiency of documentation sent; accept three offers for sales of units (392,393, 394) and follow up regarding deposit cheques; receive copy of Notice of Conciliation sent by Tarion (to owner of Suite 1527 and JKDC); calls and emails with S. Chau, realtor, regarding offers in progress; follow up with S. Rappos of Chaitons LLP regarding Jiang settlement; draft court report for the sale of Units 392/393/394.
3/2/2017	Bryan Tannenbaum	Sign broker cooperation and representation confirmation for Units 392, 393 and 394.
3/2/2017	Colleen Delaney	Review, revise price and send back offers on Units 209/250 requesting missing information; receive and review OREA forms from S. Chau; prepare ASCEND entries for deposits; discussion with S. Chau regarding additional offers expected; drafting court report to approve sale of five units (392/393/394/209/250); emails with J. Baird of Masongsong Associates Engineering Limited ("Masongsong") regarding next steps to reduce remaining LCs to maintenance levels; status update email from L. Holloway of Pronto General Contractors ("Pronto") and respond; draft Letter of Undertaking to City of Markham in connection with remaining work to be done on LCs by July 1, 2016; call with J. Baird and B. Tannenbaum to review Letter of Undertaking; email draft letter to K. Young for review.
3/3/2017	Bryan Tannenbaum	Email from S. Chau regarding accepted offer for Units 209 and 250; execute co-operation and representation confirmations for Units 392, 393, and 394; execute agreement for Unit 146; review emails regarding City of Markham maintenance request; executing letter and returning it to J. Baird to send to the City.

Date	Professional	Description
3/3/2017	Colleen Delaney	Receive and review offer on Unit 146 and send to B. Tannenbaum; call with B. Tannenbaum to discuss offer on Unit 146; receive marketing report and call with S. Chau to review; emails with L. Holloway; coordinate posting of March 3, 2017 Order on Trustee's website; update Court report for approval of sale of Unit 146; call from J. Baird to request that we send the Letter of Undertaking to City of Markham; coordinate final letter and send same to K. Young; emails from S. Chau regarding status of offers; forward final APS agreements for six units to K. McNeill at Harris Sheaffer LLP ("HS").
3/6/2017	Colleen Delaney	Review S. Rappos' comments on the Thirteenth Report to the Court and respond to questions; calls from S. Chau regarding additional offers; call from locksmith and request invoice by email; email J. Baird regarding timing of D. Crupi and Regal Landscaping works on Primont site; emails with S. Rappos regarding timing of court report/hearing; attend to administrative matters.
3/6/2017	Bryan Tannenbaum	Telephone call from S. Yu regarding his claim for unpaid commissions from prior to Trustee's appointment.
3/7/2017	Colleen Delaney	Call to C. Moore (City of Markham) to confirm they have sufficient information (sent by Trustee) to allocate and/or transfer certain tax bills to the new owners; email VSHBB (surveyor) to request copies of surveys for Units 209 and 250; email Regal Landscaping with copy of quote they provided (in 2016) for the remaining landscaping on the Primont site and ask that this be completed in mid/late May 2017; email J. Baird to confirm copy of map correctly delineates work required on Primont site; email from DUKA regarding alleged leaks in parking area and forward to L. Holloway for comment; email from S. Chau requesting change in Purchaser name for sale of Unit 146 and respond with request for deposit; prepare and file HST return for February 2017; call from AirComm regarding old outstanding invoice and approve same and request cheque.
3/8/2017	Bryan Tannenbaum	Re-sign APS for 146 as changed to corporate name Icon Products.
3/8/2017	Colleen Delaney	Emails and calls with L. Holloway regarding use of Trustee's site office by the realtor, alleged leaks in parking area by YRSCC 1265 and PATS status; draft notice for L. Holloway to place on windshield of car parked in Trustee's space; follow up on deposit and advise D. Nishimura; emails with S. Chau; email update regarding PATS export; receive revised offer for Unit 146 (name change to corporation), confirm no other changes made and send to B. Tannenbaum for re-signing; send revised offer to HS and S. Chau; email H. Fung with pictures of cars parked Trustee's spaces and request for immediate removal; emails and calls from S. Chau regarding 2 potential new offers; emails from Regal Landscaping regarding timing and forward to N. Miele and J. Baird for follow-up; response from H. Fung's office regarding parking issue; email from MarshallZehr ("MZ") requesting status update and forward to S. Rappos.

Date	Professional	Description
3/9/2017	Colleen Delaney	Respond to S. Rappos' emails regarding expected timing of Tarion bond reduction; email S. Rappos requesting type of documentary evidence required to refute additional documentation recently provided by Downsview; emails/calls with L. Holloway regarding status of repairs and next steps; emails with S. Chau regarding offers; email responses to B. Tannenbaum; emails from L. Holloway regarding Trustee's office; approve invoices for payment; receive memo with request for changes from buyer's lawyer (Unit 361) and respond; draft proposed response to MZ and send to S. Rappos for comment; send Unit 361's lawyer's request to M. Karoly at HS for comment; review and edit February 2017 billing; update from S. Chau on additional offers to be received; email from N. Miele regarding timing of additional landscaping requirements to reduce LCs.
3/9/2017	Bryan Tannenbaum	Emails regarding Aviva and bond reduction from C. Delaney and S. Rappos.
3/10/2017	Colleen Delaney	Email response from M. Karoly regarding Unit 361's request and respond to S. Chau; email update from L. Holloway and respond; emails from S. Chau.
3/10/2017	Daniel Weisz	Review and sign cheques.
3/11/2017	Colleen Delaney	Emails with S. Rappos, S. Chau and L. Holloway.
3/13/2017	Colleen Delaney	Email responses from S. Rappos and L. Holloway; email from S. Chau regarding closing issues and respond; email from Tarion to confirm a \$1 million reduction in the outstanding bond value for YRSCC 1265, forward to B. Tannenbaum and S. Rappos and receive responses; send S. Rappos proposed response to MZ's email; review change to Thirteenth Report to the Court and sent to B. Tannenbaum; approve invoices and coordinate cheques; call from S. Chau regarding email sent by lawyer for buyer of Units 209 and 250 and email to S. Rappos requesting that he respond to their lawyer's queries; status update call with G. Abbiento; reporting email response to MZ; call with B. Tannenbaum to review and finalize the Thirteenth Report to the Court; call from S. Chau and resend the accepted offer for Unit 146; check bank balances; respond to Regal Landscaping regarding timing of plantings required on Primont site.
3/14/2017	Arif Dhanani	Call with C. Delaney; meet with B. Tannenbaum and call with C. Delaney and S. Rappos; review internal realizations estimate provided by C. Delaney; attend call with MZ.
3/14/2017	Colleen Delaney	Emails regarding conference call meeting with MZ; prepare for call; calls with A. Dhanani and B. Tannenbaum; prepared a draft Estimated Proceeds Available schedule and detailed notes based on information available as of March 13, 2017; call with MZ, Chaitons and CBTL; receive email request from purchaser of Suite 1527 (residential) requesting Trustee to pay additional property taxes levied for 2016 (when Trustee was responsible); confirm with HS and request a cheque.
3/15/2017	Bryan Tannenbaum	Meeting with C. Delaney to review status; email to S. Rappos regarding reduction of Aviva bond and make arrangements to flow funds; email to S. Rappos regarding Guest Tile claim and priority to Phase 1 proceeds; email S. Rappos re can MZ claim assignment of all LBC security; conference call with S. Rappos and C. Delaney regarding same.

Date	Professional	Description
3/15/2017	Colleen Delaney	Emails with S. Rappos; meeting with B. Tannenbaum to review status and priorities; updates to outstanding list; receive and review NOA's (from CRA), Investment statement from TD Bank; YRSCC 1228's budget for 2017/2018; email H. Fung (copy S. Rappos) requesting statements of condo arrears owing (for 6 units to be sold) prior to the Trustee's appointment; approve invoices (locksmith) and request cheque; email from C. Moore (City of Markham) confirming that tax bills for units sold were being transferred and that parking/locker roll numbers would be allocated but not until early 2018; call with S. Rappos and B. Tannenbaum to review priority and mortgage issues on Phase I commercial units.
3/16/2017	Colleen Delaney	Emails with C. Baeta regarding cheques; emails from S. Rappos: to lawyer of purchaser and to Mr. Meretsky; receive email regarding outstanding condominium fee arrears.
3/20/2017	Arif Dhanani	Discussion with D. Nishimura; attend to administrative matters; review emails from Chaitons regarding Guest Tile and bond held by Tarion/Aviva security.
3/20/2017	Colleen Delaney	Email from S. Chau and respond with copies of signed OREA forms; update Statement of Receipts and Disbursements for JKRC and JKDC and total and related Notes to March 17, 2017; receive and prepare entry to CRA HST refund; request from purchaser to delay closing and respond with questions.
3/21/2017	Colleen Delaney	Review offers received on Units 389 and 391 and send back requesting addition of dates; email from K. McNeill requesting property tax and condo fee information on the 6 units scheduled to close next week, retrieve and provide same; emails with S. Chau regarding forms; request support for proof of payment from D. Nishimura; retrieve and send Condo Declaration and 2017/18 budget for YRSCC 1228 and send this to S. Chau as requested by Purchaser; receive requisition from the lawyer for the buyer of units 209/250 and forward to HS; receive and review revised offers for Units 389 and 391 and coordinate sign back; review draft Statement of Adjustments for 6 units (send by HS), approve and initial; send firm offers (other than court approval) to S. Chau, K. McNeill and S. Rappos; review Statement of Liens from YRSCC 1228 and respond with enquiries; calls with S. Chau regarding use of office space.
3/21/2017	Bryan Tannenbaum	Emails regarding offers for Suite 2370 and 2371; execute offers.
3/22/2017	Arif Dhanani	Emails from/to C. Delaney and B. Tannenbaum.
3/22/2017	Colleen Delaney	Request from lawyer for buyer of Units 389 and 391 (Suites 2370 and 2371); call K. McNeill and forward to Century 21; emails from MZ and A. Dhanani regarding estimated realizations; send initialed Statement of Adjustments to K. McNeill noting that name of Purchaser for Unit 146 has changed; email from Westmount Guarantee requesting Trustee to sign rider for reduction to Tarion bond and forward to B. Tannenbaum; emails regarding MZ's requirements; update estimated realizations schedule.
3/22/2017	Bryan Tannenbaum	Receipt and review of Aviva bond reduction certificate; execute; covering letter for return to Tarion; email from C. Piersanti regarding sale of Phase 1 units and pricing of same; email from S. Rappos responding to same.
3/23/2017	Arif Dhanani	Call with B. Tannenbaum and C. Delaney regarding realizations estimate for MZ; email to M. Snedden of MZ regarding timing of estimate; review narratives for invoice # 1 and allocate time to segregated phases of project.

Date	Professional	Description
3/23/2017	Colleen Delaney	Prepare for call; call with A. Dhanani and B. Tannenbaum to discuss MZ's request and approach thereto; receipt of and coordinate posting of Vesting Orders for the 6 Phase I commercial units schedule to close by March 31, 2017; emails with S. Chau regarding reporting; coordinate signing and sending of Trustee's Certificate for 6 units scheduled to close by March 31, 2017 to HS; advise YRSCC 1228 that we have court approval for the 6 units scheduled to close by March 31, 2017 and follow up on additional condo fee arrears information requested earlier.
3/23/2017	Bryan Tannenbaum	Conference call with C. Delaney and A. Dhanani regarding estimated realizations by phase; execute Trustee's certificate for sale of Phase 1 units 209, 250, 146, 392, 393 and 394.
3/24/2017	Arif Dhanani	Emails to S. Atkinson and M. Snedden regarding SUSQ potential distributions and issues surrounding same; review of Trustee's bills regarding allocation of costs.
3/24/2017	Colleen Delaney	Emails with B. Tannenbaum; review price data from Century 21 and email S. Chau with questions; discuss Phase I matters with A. Dhanani; review and comment on draft email response to MZ; emails and calls with S. Chau; email from realtor regarding HST on Unit 2716 and forward to HS; email from insurance company advising of renewal and if there are any changes, respond that we will update after the March 31, 2017 closings; emails with S. Rappos to confirm validity of the liens filed by YRSCC 1228 against the 6 units to close by March 31, 2017 (liens are valid).
3/24/2017	Bryan Tannenbaum	Supervision and review of file status.
3/25/2017	Colleen Delaney	Allocation of direct costs to March 31, 2017 across the phases and reconcile to March 31, 2017 SR&D; set up projected realizations details; request property tax details from D. Nishimura; emails with S. Chau regarding marketing reports.
3/27/2017	Bryan Tannenbaum	Review Conciliation Notice from Tarion regarding Unit 1527 and send email approval to Pronto to rectify issue.
3/27/2017	Colleen Delaney	Email HS regarding closings; email A. Dhanani; send condominium fee information to K. McNeill; review Statement of Adjustments for Units 389 and 391 noting deposits missing and other changes required; receive and review Conciliation Notice from Tarion regarding Unit 1527 and forward to Pronto for review; emails regarding Tarion; receive bills from Pronto; receive Area Certificates for Units 209 and 250; emails with S. Chau regarding marketing analysis; review tax bills.
3/27/2017	Arif Dhanani	Reviewing Trustee's invoices to allocate time between Phases.
3/28/2017	Bryan Tannenbaum	Email to Tarion regarding timing for bond elimination.
3/28/2017	Colleen Delaney	Call, leaving message, for O Faria at Tarion; review lien statements (from YRSCC 1228) for 6 units scheduled to close March 30 and 31 noting error regarding February 2017 fees; follow up on February 2017 fees; discussion with A. Dhanani (regarding MZ reporting); update ENRV notes; initial revised Statements of Adjustments for Units 389 and 391 and send to K. McNeill; review and approve bills for payment; review S. Chau emails.
3/28/2017	Arif Dhanani	Review Trustee's invoices to allocate time between Phases and LCs.
3/29/2017	Arif Dhanani	Review invoices to allocate professional fees to various Phases and LC work.

Date	Professional	Description
3/29/2017	Colleen Delaney	Call Tarion (P. Koubar) to request that Trustee complete repairs on Suite 1527; scan and send PowerStream bills for March 2017 to new owners and PowerStream again, noting that Trustee will not pay; send detailed email to P. Koubar at Tarion; review Pronto billings, email questions, speak to G. Abbiento of Pronto and approve for payment; review question from Purchaser (of Units 209 and 250) regarding payment of Common expense fees and respond; follow up with YRSCC 1228 regarding payment of common expense fees and request amendment to lien statements (February 2017 for all units to be billed to Trustee separately); call from O. Faria (Tarion) to explain that Trustee has to pay the Conciliation fee and that P. Koubar is person to speak to about Trustee doing work on Suite 1527; review marketing analysis emails and call S. Chau; receive and review updated lien arrears statements for 6 units to close March 30/31 and confirm; prepare marketing analysis summary based on S. Chau's data and emails; call from G. Abbiento for update.
3/30/2017	Bryan Tannenbaum	Review and sign cheques for Phase II Tarion work; receipt and review of C. Delaney email to J. Baird regarding status of the maintenance and scheduling Regal and Crupi work; receipt and review of email from J. Allen regarding her outstanding account and respond thereto; receipt and review of S. Chau status report email; review C. Delaney's email regarding selling prices.
3/30/2017	Arif Dhanani	Review invoices to allocate professional fees to various Phases and LC work.
3/30/2017	Colleen Delaney	Calls with S. Chau; email Masongsong regarding logistics given the July 1, 2017 undertaking and the upcoming May 8, 2017 City of Markham council meeting to approve the reductions (to maintenance) of the remaining LCs; confirm dates that York Region LCs are to be fully released (from maintenance levels) and ask D. Nishimura to diarize same for follow up; follow up with S. Rappos on the status of outstanding items; emails regarding purchaser requesting an extension to closing; coordinate logistics for keys being available on closings; prepare and send marketing analysis email to B. Tannenbaum with all attachments; call Jennifer Kennedy (Tarion) to follow up on Suite 1527 and Trustee's request to complete repairs; emails with S. Rappos on the status of various emails; draft Fourteenth Report to the court and send to S. Rappos.
3/31/2017	Bryan Tannenbaum	Clear outstanding items in file and organize materials.
3/31/2017	Colleen Delaney	Receive Amending Order for Units 209 and 250; emails from K. McNeill regarding closings; email from S. Rappos regarding status of Jiang settlement; receipt of time analysis and queries on Estimated Realizable Values from A. Dhanani and review same.
3/31/2017	Arif Dhanani	Review of invoices to allocate time among Phases and LCs; review of estimated realizations analysis for Phase I drafted by C. Delaney and comment thereon.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	10.20	\$ 525	\$ 5,355.00
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.10	\$ 495	49.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	52.70	\$ 375	19,762.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	30.30	\$ 375	11,362.50
Total hours and professional fees		<u>93.30</u>		\$ 36,529.50
HST @ 13%				4,748.84
Total payable				\$ 41,278.34

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date May 19, 2017

Client File 300028
 Invoice 27
 No. C000466

GST/HST: 80784 1440 RT 0001

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to April 30, 2017.

Date	Professional	Description
4/3/2017	Bryan Tannenbaum	Receipt and review of Am-Stat Corporation, Responding Factum for the Appeal at Divisional Court to be heard May 29, 2017.
4/3/2017	Colleen Delaney	Respond to MarshallZehr Group Inc. ("MZ") regarding status of closings (approved March 23 and closed by March 31) and timing of receipt of proceeds; respond to A. Dhanani regarding net proceeds queries; review A. Dhanani's detailed analysis of allocation of Trustee's time (February 11, 2015 to February 28, 2017) across the phases; review A. Dhanani's comments on the Estimated Realization proceeds and provide responses.
4/4/2017	Colleen Delaney	Call to J. Baird of Masongsong Associates Engineering Limited ("Masongsong") to discuss: status of D. Crupi, Primont site preparation and timing of Regal Landscaping given the July 1, 2017 deadline; call to S. Chau, realtor, regarding title on Units 389 and 391; discussions with A. Dhanani; update estimated net realizable value ("ENRV") schedule and notes; email from lawyer for Purchaser of Units 389/391 with title name; review S. Rappos of Chaitons LLP email on Jiang and forward to B. Tannenbaum with recommendation regarding deadline within which Jiang must respond; confirm receipt of closing proceeds on 6 units that closed on March 30 and 31; follow-up with S. Rappos on YRSCC 1228 liens payable on 6 units; discussions with A. Dhanani and provide background information/documentation on: insurance, Guest Tile's position, Unit 60 and related Jiang settlement and release of AVIVA; email YRSCC 1228 requesting they provide lien amounts for the remaining units; request revised legal bill from Harris Sheaffer LLP ("HS"); prepare ASCEND entries for 6 closings (HST, commissions, legals); approve other invoices for payment; follow up with YRSCC 1228 regarding February 2017 invoices.
4/4/2017	Arif Dhanani	Review SUSQ analysis provided by C. Delaney and revise same.

Date	Professional	Description
4/5/2017	Colleen Delaney	Review detailed notes on ENRV and provide comments; emails regarding YRSCC 1228 bills; email PBL Insurance with list of units sold and request revised coverage for May 24, 2017 to May 23, 2018 year; meeting with B. Tannenbaum and A. Dhanani to review MZ analysis; provide Jiang background information (leading to settlement and AVIVA release) to A. Dhanani; receive and approve for payment February 2017 common element fees invoice; review and organize closing documentation from HS for the 6 units that closed March 30th and 31st; compile background information for payment of fee to Tarion regarding Suite 1527; contact Jennifer Kennedy (Tarion) to follow up on requests; research and respond to follow-up queries from PBL Insurance; prepare and file the March, 2017 HST return; review and organize mail received: T5s, CRA notices, Tarion bond premium; call from J. Kennedy to confirm that no administration fee or charge will be levied for Suite 1527 items; approve invoices.
4/5/2017	Arif Dhanani	Finalization of Phase I estimated realization analysis and notes thereto and send to C. Delaney and B. Tannenbaum for comments, meet with B. Tannenbaum, finalize reporting and send same to MZ.
4/6/2017	Bryan Tannenbaum	Receipt and review of S. Rappos email regarding minutes of settlement with Jiang; letter to S. Rappos with executed documentation.
4/6/2017	Colleen Delaney	Discuss Tarion conciliation regarding Suite 1527 with B. Tannenbaum; receive and review signed Jiang agreement; discuss Jiang agreement mechanics and other outstanding items with S. Rappos; call PowerStream to follow up on previous emails sent regarding the fact that Units 92 and 93 were sold in January 2017 and that the new owner is responsible; forward back-up to PowerStream as requested and receive confirmation they will process; review cash balances and prepare letter to BMO to invest \$500,000 in a new GIC.
4/10/2017	Colleen Delaney	Call to Tarion (O. Faria) to confirm conciliation fee paid; email D. Nishimura regarding preparation of an updated Fee Affidavit and confirm cheques issued; call from S. Chau regarding bank draft sent (deposit for sale of Unit 361, Suite 2630); update net proceeds.
4/11/2017	Colleen Delaney	Email YRSCC 1228 advising of error in condo fees arrears amounts (liened) for 6 units that closed March 30/31, 2017; email K. McNeill of HS requesting proper name of purchaser of Units 389/391; review offer received on Unit 361 (Suite 2630) and respond with questions; reconcile realty tax bills for residential units; summary email and recommendation regarding offer received for Unit 361 (Suite 2630); ASCEND accounting; update Fourteenth Report to the Court to incorporate the approval of Unit 361.
4/12/2017	Colleen Delaney	Emails regarding Unit 361 offer; review common element conciliation request notice from Tarion, advise B. Tannenbaum and call Tarion leaving message; respond to emails/calls regarding sale of Unit 361; returned call from Tarion setting out next steps and timelines in connection with conciliation request; summarize Tarion conciliation and next steps in an email to the CBTL team.
4/12/2017	Donna Nishimura	Prepare and assemble Affidavit of Fees.
4/13/2017	Colleen Delaney	Review signed APS for Unit 361 and send to lawyers and realtor; email J. Baird regarding status of outstanding works and receive response; call from D. O'Reilly at BMO regarding investment to be made and 2 GIC's maturing; email BMO to confirm instructions for maturing investments;

Date	Professional	Description
		receive second Tran Settlement amount; receive Investment Certificate from BMO and forward to accounting for processing.
4/13/2017	Daniel Weisz	Review emails regarding sale of Unit 2630 and sign offer and co-operation agreement with the realtor.
4/17/2017	Bryan Tannenbaum	Receipt and review of offer for Unit 2630; review C. Delaney email to S. Chau regarding questions on the offer; approve offer for signing back by D. Weisz in my absence and confirming to D. Weisz that it is standard format; receipt and review of Condo Corp YRSCC 1265's Tarion conciliation request; receipt of C. Delaney comments on the conciliation; receipt of email from L. Holloway of Pronto General Contractors ("Pronto") regarding his comments; review C. Delaney email to J. Baird regarding maintenance confirmation.
4/17/2017	Arif Dhanani	Review of emails regarding conciliation requested by condominium corporation and respond to email from B. Tannenbaum regarding same.
4/17/2017	Colleen Delaney	Review final Fourteenth Report to the Court and respond to S. Rappos with questions; coordinate deposit of second payment under Tran Settlement Agreement; receive updated condo lien arrears statements from YRSCC 1228 and forward to S. Rappos; emails regarding response to Tarion; research and email S. Rappos for confirmation that condo fee arrears liened pre February 11, 2015 for Units 60 and kiosks 73, 74 and 75 were paid; response from S. Rappos confirming non-payment; cost allocations analysis and reconciliation to ASCEND.
4/18/2017	Bryan Tannenbaum	Agree to Masongsong extra fee to complete work required to have only maintenance issues outstanding with the City of Markham; discussion with C. Delaney/A. Dhanani regarding conciliation and action plan; review and execute fourteenth report to Court regarding sale of Units 389/391 and 361.
4/18/2017	Arif Dhanani	Meet with C. Delaney and B. Tannenbaum regarding Tarion conciliation process and next steps, email to L. Holloway in this regard; discussion with C. Delaney regarding YRSCC 1265 and PATS list.
4/18/2017	Colleen Delaney	Review L. Holloway's draft response on status of PATS and next steps; review and save closing and other documentation on shared drive and in permanent file; forward email from J. Baird regarding fees to B. Tannenbaum for approval and receive confirmation to proceed; review and respond to question from Southwestern Group (insurance company) regarding the upcoming renewal; approve cheque for condo fees for two parking units (still for sale) in the residential tower; meeting with B. Tannenbaum and A. Dhanani to review next steps regarding Tarion/YRSCC 1265 and steps to achieve settlement; email L. Holloway and G. Abbiento of Pronto regarding next steps; coordinate signing of Fourteenth Court report; emails with N. Miele (MHBC Planning) regarding status of work by Downsview Landscaping; email J. Baird approving additional fees and follow up regarding logistics to obtain reduction to maintenance (letters of credit) at the May 8, 2017 Council Meeting; emails with S. Rappos regarding condo fee arrears for units that sold March 30 and 31, 2017; discussion with A. Dhanani; email A. Maxwell at Tarion regarding delayed occupancy cheque never cashed by owner of Suite 611 (Peiling and Wang).
4/19/2017	Bryan Tannenbaum	Receipt and review of L. Holloway's email at site and requesting direction for response to E. Huang; receipt and review of subsequent emails between C. Delaney and L. Holloway.

Date	Professional	Description
4/19/2017	Colleen Delaney	Email from L. Holloway and respond; review L. Holloway's revised email, edit and forward; review of additional documentation provided by Downsview and S. Rappos email regarding evidence required.
4/20/2017	Colleen Delaney	Review L. Holloway revised email with attachments and approve for sending to YRSCC 1265 and Tarion; send email to N. Miele summarizing Trustee's requirements regarding Downsview's claim and requesting input; receive updated (corrected) lien arrears statements for 6 units, review and forward to S. Rappos; approve invoice from Tarion for unit repairs on Suite 1527; Downsview analysis summary; emails with N. Miele.
4/20/2017	Arif Dhanani	Review of emails to/from C. Delaney from/to L. Holloway; attend to administrative matters.
4/21/2017	Colleen Delaney	Prepare ASCEND deposit for HST refund cheque received for March, 2017; receive invoices from PowerStream for Unit 20.
4/24/2017	Colleen Delaney	Send email summary and coordinate conference call with N. Miele; emails with S. Rappos regarding valid liens for condo fee arrears and send summary schedule in support of amounts paid post February 11, 2015.
4/25/2017	Colleen Delaney	Receive court approved Vesting Orders for Units 361, 389 and 391 and coordinate posting of documentation on the Trustee's website; arrange for Vesting Orders to be signed and send to HS; respond to HS's request for the realty tax bill for 2017 for Unit 361; emails regarding status of liens for condo fee arrears on Units 389 and 391; conference call with N. Miele regarding contracted work completed by Downsview Landscaping and send additional information with a request for N. Miele to review and respond; emails regarding AVIVA's position on allocation of remaining security across Phases thereby enabling Trustee to commence distributions of Phase I proceeds held; email from L. Holloway with request to pay bill issued by Imperial - request back-up and change to payor name (Trustee).
4/25/2017	Bryan Tannenbaum	Sign Trustee certificates for Units 361, 389 and 391.
4/26/2017	Bryan Tannenbaum	Emails from S. Rappos regarding Aviva position; response to S. Rappos that nothing further and no reduction beyond \$1.5 million.
4/26/2017	Colleen Delaney	Prepare cheque requisitions and send back-up to C. Baeta; receive revised Imperial invoice and resend noting error in payor name; review final Statement of Adjustments for Unit 361 noting errors and send back to HS for edits; email D. O'Reilly at BMO requesting details of GIC's that recently matured; receive PowerStream bills for 2 units (92 and 93) that closed in January 2017 and forward to PowerStream and Purchaser's lawyer (again) advising that the Trustee is not responsible for post-closing invoices; receive response from Purchaser's lawyer acknowledging this and advising that he is also dealing with PowerStream to correct this ongoing error; review details and respond to TD Bank (H. Michael) regarding renewal of Letters of Credit; email J. Baird regarding land survey documentation request, D. Crupi quote and confirm timing of two LCs to be eliminated in May, 2017; email A. Maxwell (Tarion) regarding stale dated cheque for Wing and Leung (Suite 611) and next steps required; email Regal Landscaping with request to confirm timing for remaining planting required in order to complete work under LCs; update LC continuity schedule to April 26, 2017; emails regarding closing of Unit 389 and 391; update outstanding list as at April 26, 2017, circulate to Chaitons and B. Tannenbaum and request a conference

Date	Professional	Description
		call to discuss; emails regarding Vesting Orders and keys regarding April 27, 2017 closings; review and save documentation on shared drive.
4/27/2017	Colleen Delaney	Receive One Year Warranty form from owner of Suite 1521 and send with summary (PDI form) to L. Holloway to review; confirm payment of April 2017 condo fees and email copy to YRSCC 1265; follow up on closing documentation (Units 389 and 391): final Statement of Adjustments, wire transfer confirmation, commissions; receive report from L. Holloway regarding alleged flooring issue claimed by owner of Suite 1521 and forward this report with a summary and other documents to Tarion asking about next steps in the process; update Net Proceeds schedules for additional closings; email S. Chau regarding status; request BMO bank statement to confirm funds wired are in the Trustee's bank account.
4/27/2017	Bryan Tannenbaum	Review outstanding list, R&D, Tarion issues and emails.
4/28/2017	Colleen Delaney	Call with Tarion (K. Quintyne - S. Brown's replacement) regarding a recommended site visit and next steps in timeline - forward to CBTL team; call J. Baird and respond to B. Tannenbaum email regarding email from City of Markham regarding traffic signs required; finalize and send net proceeds schedules to S. Rappos; coordinate posting of amended orders on the website; email from D. O'Reilly regarding GICs; update Statement of Receipts and Disbursements.
4/28/2017	Bryan Tannenbaum	Email from R. Hassan of the City of Markham regarding traffic signs; email to C. Delaney regarding same to follow-up.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	7.00	\$ 525	\$ 3,675.00
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.50	\$ 495	247.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	42.30	\$ 375	15,862.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	10.20	\$ 375	3,825.00
Donna Nishimura	Estate Administrator	0.50	\$ 110	55.00
Total hours and professional fees		<u>60.50</u>		\$ 23,665.00
HST @ 13%				3,076.45
Total payable				\$ 26,741.45

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date June 21, 2017

Client File 300028
 Invoice 28
 No. C000476

GST/HST: 80784 1440 RT 0001

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to May 31, 2017.

Date	Professional	Description
5/1/2017	Colleen Delaney	Call with N. Miele of MHBC Planning ("MHBC") on Downsview work and summarize; prepare and file HST return for April, 2017; update Schedule of Units Available for Sale as at May 3, 2017.
5/2/2017	Arif Dhanani	Review of emails regarding Unit 1521 and call with C. Delaney regarding same.
5/2/2017	Colleen Delaney	Call with K. Quintyne of Tarion to discuss next steps given Trustee's inspection of Unit 1521 and position that the flooring issue is not warranted; emails and call with L. Holloway of Pronto General Contractors ("Pronto"); call with A. Dhanani regarding next steps on alleged flooring issue; send summary email report to Tarion for file; approve cheques for payment; attend to preparation of documentation for the closing of Units 389 and 391; call with N. Miele; email PBL Insurance to remove Unit 361 from insurance coverage (sold).
5/2/2017	Bryan Tannenbaum	Emails regarding Unit 1521 and Tarion conciliation; review outstanding Tarion list.
5/3/2017	Colleen Delaney	Email updated report on Suite 1521 to Tarion et al and receive confirmation that it has been filed.
5/4/2017	Colleen Delaney	Respond to email from TD Bank regarding renewal of outstanding Letters of Credit; receive commission invoices from Century 21 for the sale of Units 389 and 391; update Statement of Receipts and Disbursements to May 3, 2017; email BMO to enquire as to the status of cheque #37 issued on July 9, 2015; send stop payment request to M. Singh at BMO.
5/5/2017	Arif Dhanani	Calls with BDC regarding sale of Units 1 and 2 on level 2 and that the sale does not involve the Trustee.
5/5/2017	Bryan Tannenbaum	Review various emails; supervision.
5/5/2017	Colleen Delaney	Email from TD Bank to confirm that outstanding LCs have been renewed for one year; email from BMO to confirm stop payment placed.

Date	Professional	Description
5/8/2017	Colleen Delaney	Email DUKA to follow-up on overdue response regarding PATS update; email Masongsong Associates Engineering Limited ("Masongsong") regarding next steps to reduce/eliminate Letters of Credit at May 8, 2017 City of Markham Council meeting; send Repairs and Maintenance template and accounting for J. Berger to update; receive T5's (from Harris Sheaffer LLP) for interest on deposits held in trust - JKRC and JKDC and forward to S. Rappos of Chaitons LLP and request update on Harris Sheaffer LLP ("HS") position on commercial deposits held (JKDC).
5/9/2017	Bryan Tannenbaum	Emails from Condo Corp #2 regarding PAT's status and emails regarding our response thereto.
5/9/2017	Colleen Delaney	Call from L. Holloway of Pronto General Contractors ("Pronto") regarding email response from Condo Corp/DUKA; call to C.A Evans-Leslie (Tarion) to advise of Condo Corp's/DUKA's position to proceed straight to a conciliation and ask for input on next steps in the process; send email to team and Tarion to summarize next steps regarding Tarion conciliation; respond to email from Downsview; review NOA for HST for April 2017; approve bills and coordinate cheques; call with N. Miele to review adequacy of invoices submitted by Downsview and to confirm no duplication with work done by Pronto, Pro-Land and Regal.
5/10/2017	Colleen Delaney	Summary analysis of Trustee's position on Downsview (based on advice from landscape architect, N. Miele; call from unsecured creditor (Century 21) and email an updated summary.
5/11/2017	Bryan Tannenbaum	Email from C. Mady regarding potential landowners' refunds; respond regarding same; C. Mady advice on possible additional refunds.
5/11/2017	Colleen Delaney	Email from S. Chau with invoice for advertising and respond with queries; review GIC statements from TD Bank and email TD contact with questions on principal balances; review updated insurance policy; approve invoices; email from B. Tannenbaum regarding landowners' refund and respond; email S. Chau requesting revision to name of payor on invoice (to CBTL).
5/12/2017	Bryan Tannenbaum	Review various emails; supervision.
5/12/2017	Daniel Weisz	Review and sign cheques.
5/12/2017	Colleen Delaney	Emails with C. Baeta regarding cheques and stop payment; emails with Westmount Guarantee and S. Rappos regarding Jiang settlement agreement and related direction to HS to release deposits in accordance with the agreement.
5/15/2017	Colleen Delaney	Emails from C. Mason (Westmount Guarantee) and S. Rappos confirming acceptance of Mutual Release wording (Jiang agreement).
5/15/2017	Jeffrey Berger	Updating the repairs and maintenance schedule as of May 15, 2017.
5/16/2017	Colleen Delaney	Discuss number of commercial units insured with A. Dhanani; email T. Stewart (PBL Insurance) requesting changes to Insurance Certificates issued for Laurentian Bank of Canada ("LBC") and MarshallZehr ("MZ"); file documentation; emails to confirm release of funds to Trustee by HS in accordance with the Jiang Release and Settlement agreement; call with N. Miele to review follow-up questions to pose to Downsview; follow up email to J. Baird of Masongsong; call with S. Rappos.
5/16/2017	Arif Dhanani	Review of insurance policy, discussion with C. Delaney regarding same and respond to J. Schlumpf regarding insurance renewal.

Date	Professional	Description
5/16/2017	Bryan Tannenbaum	Receipt and review of emails regarding release of the Jiang deposit by HS.
5/17/2017	Colleen Delaney	Receive and forward PowerStream bill for sold units to the purchasers and PowerStream for follow up; call from S. Brown (Tarion) to review Trustee's options given Condo Corp (YRSCC 1265) position to proceed straight to conciliation; summarize call with S. Brown and forward to CBTL team; prepare and send summary of Trustee's position on Downsview claim to S. Rappos for review.
5/18/2017	Colleen Delaney	Email S. Rappos regarding Downsview; call J. Baird to follow-up on Letters of Credit and D. Crupi work; review and respond to A. Dhanani email regarding approach to Condo Corp board (YRSCC 1265) given S. Brown's input; retrieve and send Reimbursement Agreement (City of Markham) to B. Tannenbaum; email from A. Baig (Purchaser of 20 and 21's lawyer) to confirm that they have paid the outstanding PowerStream bill and the Trustee will not be receiving any further bills.
5/18/2017	Arif Dhanani	Discussion with B. Tannenbaum regarding Tarion email regarding settlement on PATS items with Condo Corp.; email to C. Delaney, B. Tannenbaum, L. Holloway and G. Abbiento of Pronto with next steps.
5/18/2017	Bryan Tannenbaum	Discussions regarding Phase 2 and Tarion and our approach to offer a final settlement in exchange for a release.
5/19/2017	Colleen Delaney	Receive final Insurance Certificates from PBL Insurance and forward to A. Dhanani; email requesting that proof of 2017 Interim property tax payments be compiled (for MZ); email response from S. Rappos regarding Trustee's ability to set-off amount paid to rectify deficient work against the overall holdback claim; discuss magnitude of deficient work with G. Abbiento and summarize; confirm that work detailed in Downsview invoice # 40479 (paid prior to Trustee's appointment) is not duplicated in invoice \$ 40476.
5/19/2017	Arif Dhanani	Review of certificates of insurance and forward copy of same to MZ; emails from/to C. Delaney.
5/23/2017	Colleen Delaney	Call Pronto (G. Abbiento) leaving message; retrieve and pull together documentation in support of payment of 2017 interim property taxes for MZ; email from L. Holloway regarding Superior Sealants to attend on site to rectify deficiencies, traffic topping quote; retrieve traffic topping quote and send to L. Holloway; respond to query from unsecured creditor regarding status; update Outstanding List and send to S. Rappos for review.

Date	Professional	Description
5/24/2017	Bryan Tannenbaum	Emails to HS regarding release of Aviva deposit for Unit #60; email from S. Rappos to C. Mason at Westmount regarding release of remaining interest still being held by HS; response from G. Harris of HS re await instructions to release and issue a final bill to close account; conference call with S. Rappos, H. Chaiton and C. Delaney to review the outstanding list as follows: LC status and now moving to maintenance; entitlement to non-cash proceeds and whether Amstat has priority; fees of LBC; Aviva bond and going to Court to request release of funds and timing of payment to creditors; Phase II PAT's status; distribution of vacant lands net sale proceeds; remaining 2 holdbacks for Sereen and Downsview and possible setoff; distribution of Phase I net sale proceeds; LC drawn by City of Markham to pay cash in lieu of parkland and recourse thereto; commercial unit deposit released by HS in relation to Jiang release of the trustee and remaining interest held by HS; Tran settlement now being paid; charge on the property management office and potential offset claim against common expenses; coordination of LC work; allocation of fees by phase; landowners refund; marketing status; receipt and review of marketing email from S. Chau.
5/24/2017	Colleen Delaney	Emails from L. Holloway with update on quotes obtained and status of pared down PATS list; email from HS to confirm release of commercial deposit to Trustee as per settlement agreement with Jiang (re Unit 60); email from S. Rappos regarding next steps; prepare for 3pm status update call with Chaitons and email R&D and Letter of Credit schedules to team; marketing update call with S. Chau; conference call with Chaitons and B. Tannenbaum to review status of file and agree on next steps and timing; review and email queries to Pronto on 7 invoices received for work on residential units.
5/25/2017	Bryan Tannenbaum	Emails regarding offer for Unit 348 (Suite 2617); sign back the offer.
5/25/2017	Colleen Delaney	Review offer for Suite 2617 (Unit 348) and propose changes (including request to realtor to reduce commission) for B. Tannenbaum to review; call and email from G. Abbiento with responses to Trustee's queries, pictures of site (frontage) taken by Pronto and quotes for sidewalk; call with B. Tannenbaum to review and agree on response to offer for Suite 2617 (Unit 348); call with S. Chau and sign back offer on Unit 348 confirming that she will reduce her commission; send Demand Letter (sent to YRSCC 1228 for mortgage) and TGF fees' analysis as requested by S. Rappos.
5/26/2017	Bryan Tannenbaum	Emails from C. Delaney regarding Unit 348 and execute amendment to listing agreement to reduce commission by \$1,500 and execute the confirmation of co-operation form.
5/26/2017	Colleen Delaney	Review revised Statement of Adjustments for Unit 361 (to close May 30, 2017) and confirm accuracy in email to K. McNeill of HS; call with G. Abbiento; call with L. Holloway; email J. Baird with pictures of Primont site (not pre-graded) and request for D. Crupi status; send accepted offer for Suite 2617 (Unit 348) to S. Rappos and request late-June 2017 court approval date; emails regarding use of rental unit by Century 21; receive revised Listing Agreement (with reduced commission) from Century 21; coordinate signing of Listing Agreement and OREA form; review TD statement received.
5/29/2017	Bryan Tannenbaum	Attend Court of Appeal hearing before Justices Spies, Corbett and Reid on matter between lien claimants and Amstat; notes taken; emails to S. Rappos during hearing to seek clarification on points made.

Date	Professional	Description
5/29/2017	Colleen Delaney	Email from K. McNeill with information request from lawyer of purchaser of Unit 361 (regarding condo fee arrears) and forward to S. Rappos; follow up with YRSCC 1228 regarding bill for May 2017 condo fees owing by Trustee; approve invoices; email YRSCC 1228 requesting Statement of Arrears owing (pre February 11, 2015) for Unit 361 - to close May 30, 2017; call and emails with J. Huang (Palmax) regarding condo fee arrears report; request correction to May 2017 condo fee bill from YRSCC 1228 and coordinate payment; review Statement of Arrears for Unit 361 to confirm correct and forward to S. Rappos to respond to Purchaser's lawyer.
5/30/2017	Bryan Tannenbaum	Telephone call with C. Delaney regarding issuance of Power of Sale notice for the property manager's office; discuss Downsview claim analysis and our response regarding settling the holdback payment; receipt and review of S. Rappos letter to Condo Corp #1 regarding POS of office unit.
5/30/2017	Colleen Delaney	Emails with S. Rappos regarding Trustee's ability to offset agreed upon holdback amount owing to Downsview Landscaping against costs incurred by Trustee to rectify deficient work by Downsview; emails from S. Rappos and B. Tannenbaum regarding draft Power of Sale notice for Office Unit (purchased by YRSCC 1228); summarize Downsview and Power of Sale status for file notes.
5/31/2017	Colleen Delaney	Approve invoice and request cheques; emails from YRSCC 1228 and S. Rappos regarding outstanding liens for condo fee arrears and offset issue; receive closing documents for Unit 361, review, prepare deposit and cheques.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	12.10	\$ 525	\$ 6,352.50
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.10	\$ 495	49.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	26.40	\$ 375	9,900.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	2.50	\$ 375	937.50
Jeffrey K. Berger, CPA, CA	Senior Analyst	0.70	\$ 195	136.50
Total hours and professional fees		41.80		\$ 17,376.00
HST @ 13%				2,258.88
Total payable				\$ 19,634.88

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Collins Barrow Toronto Limited
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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
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 F. 416.480.2646

toronto.collinsbarrow.com

Date July 14, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028

Invoice 29

No. C000493

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to June 30, 2017.

Date	Professional	Description
6/1/2017	Colleen Delaney	Forward email to Masongsong Associates Engineering Limited ("Masongsong") regarding status of letters of credit, remaining work.
6/1/2017	Bryan Tannenbaum	Email from H. Fung (Phase I property manager) regarding Power of Sale on management office and S. Rappos' response; email to Masongsong requiring outstanding information.
6/2/2017	Colleen Delaney	Review and forward summary of Harris Sheaffer's fees to date; follow up with L. Holloway of Pronto General Contractors ("Pronto") regarding status of pared down Performance Audit Tracking Summary ("PATs") report and related quotes; request BMO bank statement to confirm proceeds received on closing of Unit 361; email S. Rappos of Chaitons LLP regarding Downsview; receive/review Divisional Court appeal decision.
6/5/2017	Colleen Delaney	Receive and review updated PATs listing of items anticipated to be warranted and related quotes; file administration; prepare and file HST return for May 2017; approve invoices; discuss PATs status and next steps with A. Dhanani; email TD requesting name details on GiC account; prepare list of questions regarding warranted items; review and comment on Chaitons draft letter to Downsview; request invoices from L. Holloway.
6/5/2017	Bryan Tannenbaum	Receipt and review of email from J. Baird of Masongsong regarding completion of works, status of project and LC's; email to C. Delaney regarding same; receipt and review of Court of Appeal decision; receipt and review of L. Holloway email regarding status of the PATs list and estimate for work to be done.
6/5/2017	Arif Dhanani	Review updated spreadsheet received from L. Holloway and discussion with C. Delaney regarding same.
6/6/2017	Colleen Delaney	Review email response from L. Holloway; prepare detailed summary of PATs history in preparation for meeting; emails with L. Holloway.
6/7/2017	Colleen Delaney	Review J. Baird email regarding sidewalk, LCs and timing and respond; forward invoices to Pronto for review; approve invoices for payment; review revised Chaitons letter (to Downsview); discussions with L. Holloway; follow

Date	Professional	Description
		up with S. Rappos on when Trustee can expect interest from Harris Sheaffer (re: Jiang Unit 60); cross reference and save Pronto invoices (supporting work done to rectify Downsview deficiencies) on shared drive.
6/8/2017	Colleen Delaney	Emails with L. Holloway; call from Electra Utilities regarding Units 20 and 21 and forward to Purchaser's lawyer; receive Downsview's response to proposed settlement; review, discuss with S. Rappos and draft counter settlement proposal to discuss internally.
6/9/2017	Daniel Weisz	Review and sign cheques.
6/9/2017	Bryan Tannenbaum	Email from C. Delaney on Downsview offset against holdback amount; telephone call with C. Delaney regarding same and amend strategy to offset costs incurred to rectify deficient work against payment to Downsview.
6/9/2017	Colleen Delaney	Call with G. Abbiento of Pronto; summarize position; discuss Downsview options with B. Tannenbaum; email Trustee's settlement terms to S. Rappos; summarize list of outstanding items; email A. Dhanani; receive invoice for sprinkler and forward to L. Holloway for approval.
6/12/2017	Colleen Delaney	Summarize DUKA's position on PATS; meeting with A. Dhanani to discuss strategy regarding pre-conciliation meeting with DUKA and YRSCC 1265; review and approve Statement of Adjustments for Unit 348, initial and email to Harris Sheaffer; review of repairs and maintenance invoices and summary schedule/allocation and email J. Berger; email from PowerStream and forward to Purchaser's lawyer; prepare summary schedule of major invoices paid for by Trustee (to rectify Downsview's deficient work).
6/12/2017	Arif Dhanani	Discussion with C. Delaney regarding PATS listing, meeting with condo corporation and potential approaches to same.
6/13/2017	Colleen Delaney	Call J. Baird regarding timing of pre-grading and sidewalk; call G. Abbiento regarding sidewalk quotes; email DUKA requesting a pre-conciliation meeting with a view to reaching a settlement on PATS items; receive NOA from CRA for May 2017 HST; email larger invoices and summary schedule (in support of Downsview offset claimed) to S. Rappos for comments; receive and process City of Markham property tax bill, send two of the bills for "land only" to M. Karoly and S. Rappos to confirm they are not the Trustee's responsibility; send approval of quote for street sign repairs to J. Baird; receipt of Year One warranty from owner of Suite 218 and forward to L. Holloway along with PDI and 30 day form for confirmation that the items raised are new; respond to S. Rappos' email on approach to collecting on \$200k mortgage from YRSCC 1228; receive confirmation that final Tran settlement payment has been made; emails from H. Fung and S. Rappos regarding mortgage offset issue.
6/14/2017	Bryan Tannenbaum	Emails regarding Power of Sale for property management unit between S. Rappos, H. Fung and our offices.
6/14/2017	Colleen Delaney	Call from G. Abbiento with update on quotes; email J. Baird requesting a status update; respond to S. Rappos' email on Downsview approach; receive email from owner of Suite 1521 following up on the status of the flooring issue raised on her One Year form and respond with a copy of the report sent to Tarion (re not warranted in the Trustee's view); prepare accounting for Tran settlement received; follow up with L. Holloway on cause of alleged flooring issue; emails with S. Rappos regarding preparation for the July 4, 2017 court date.

Date	Professional	Description
6/15/2017	Colleen Delaney	Email from G. Abbiento regarding status of quotes; email from Am-Stat's lawyer (R. Moldaver) requesting a distribution advance and response by S. Rappos.
6/16/2017	Colleen Delaney	Review and edit billing to May 31, 2017; compile information and draft Fifteenth Report to the Court for the approval of the sale of Unit 348; email from Regal Landscaping requesting an update regarding timing and forward to J. Baird for a response; email from DUKA requesting additional dates for a pre-conciliation meeting (requested by the Trustee); call to E. Huang (DUKA) to advise that it is the Trustee's understanding that any such meeting needs to occur before July 12, 2017 conciliation period expiry date.
6/19/2017	Colleen Delaney	Emails with S. Rappos regarding the Fifteenth Report to the Court; response from M. Karoly regarding City of Markham property tax bills for vacant land (not Trustee's responsibility) and forward to C. Moore at City of Markham; call from G. Abbiento with a question on the D. Crupi quote (sidewalk) and realtor signs posted; receive mortgage arrears payment from YRSCC 1228 (\$82k), confirm calculations and prepare accounting entries; coordinate deposit of CRA refund for May 2017 HST; update outstanding list; email Century 21 regarding use of office space on site (for South Unionville Square advertisement only); email J. Baird regarding alleged sidewalk measurement discrepancy; request marketing report from Century 21; calls from S. Chow (Century 21) regarding signs, commission cheque and marketing issues; research and respond to Century 21 claim that commission is outstanding.
6/19/2017	Bryan Tannenbaum	Emails from Condominium Corporation regarding pre-conciliation meeting request; several emails with Masongsong regarding outstanding work; receipt and review of email regarding Phase I Condo Corp. mortgage arrears payment; receipt and review of email to Masongsong regarding sidewalks.
6/20/2017	Arif Dhanani	Review of email from C. Delaney regarding Tarion conciliation and respond thereto; review further email from C. Delaney regarding Tarion's response regarding July 12th proposed meeting; attend to administrative matters.
6/20/2017	Colleen Delaney	Email from Tarion regarding site meeting, respond to emails from B. Tannenbaum and A. Dhanani; email C. Chow (owner of Suite 218) to follow-up on alleged door issue raised in recent One Year (warranty) form; email update to Tarion (email responses from DUKA); email from A. Dhanani regarding strategy and respond; email from Harris Sheaffer with title issue raised by purchaser of Unit 348 (to close July 5, 2017) and forward to S. Rappos for response; update B. Tannenbaum with approach to request distribution of Phase II proceeds to Am-Stat in the Fourteenth Report to the Court.
6/21/2017	Colleen Delaney	Discussion with A. Dhanani re Condominium Corporation and approach for meeting; email DUKA regarding July 12th site meeting and ask if amenable to discuss settlement at that time; call from S. Chau with marketing update; call G. Abbiento and L. Holloway regarding upcoming proposed meeting dates (with Tarion and DUKA) and sidewalk quote; request that City of Markham remove the Trustee name from the 2 property tax bills (for vacant land) that M. Karoly advises are not the Trustee's responsibility; call from E. Huang regarding meetings; update meeting with B. Tannenbaum; approve invoices and prepare cheque requisitions.
6/21/2017	Bryan Tannenbaum	Status meeting with C. Delaney; emails regarding Phase II Condo Corp. meeting and whether they will agree to discuss settlement.

Date	Professional	Description
6/21/2017	Arif Dhanani	Meet with C. Delaney to discuss approach to July 12, 2017 meeting with property manager, condo board and Tarion.
6/22/2017	Colleen Delaney	Emails with DUKA and S. Brown regarding July 12th meeting; call and emails with J. Baird regarding status update (LCs, sidewalk, landscaping); receive/review sidewalk quote from JAC Construction, compare to D. Crupi quote and call J. Baird with questions; call with S. Rappos to discuss content of Fifteenth Report and remaining outstanding items; research and update Net Proceeds schedule to June 22, 2017 and email S. Rappos; summarize issues regarding obtaining approval to pay Guest Tile its remaining payable amount from Phase I proceeds (now that appeal period has expired without any appeals); emails regarding property taxes, Downsview response; Tarion meeting; Tarion bond and status of appeal (lien claimants to Divisional Court).
6/23/2017	Bryan Tannenbaum	Supervision and file administration.
6/27/2017	Colleen Delaney	Review draft Fifteenth Report to the Court and provide detailed comments; email S. Rappos regarding issues with the mortgage schedule sent by Am-Stat and agree on response; call with S. Rappos to review Fifteenth Court Report in detail; finalize Fifteenth Court Report and schedules.
6/28/2017	Colleen Delaney	Prepare Statement of Receipts and Disbursements to June 30, 2017; call with B. Tannenbaum to review the Fifteenth Report to the Court; call with S. Rappos to finalize report; approve invoices and prepare cheque requisitions; email from purchaser of Units 209/250 with query on liens registered by YRSCC 1228 and forward to S. Rappos.
6/28/2017	Bryan Tannenbaum	Review and execute Fifteenth Report to Court and discuss with C. Delaney, send to Chaitons.
6/29/2017	Colleen Delaney	Email S. Rappos requesting an update on outstanding items; review marketing report from Century 21 and respond with comments and requesting more details; follow-up with J. Baird regarding sidewalk//landscaping timelines and receive response with dates.
6/30/2017	Colleen Delaney	Response from Regal Landscaping to confirm timing; responses from S. Rappos on various items; email from Harris Sheaffer (forwarded from purchaser of Unit 348) with a query on the Statement of Adjustments and respond.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	6.10	\$ 525	\$ 3,202.50
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.10	\$ 495	49.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	30.00	\$ 375	11,250.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	2.60	\$ 375	975.00
Total hours and professional fees		38.80		\$ 15,477.00
HST @ 13%				2,012.01
Total payable				\$ 17,489.01

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CAS Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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To Jade-Kennedy Development Corporation
 c/o Collins Barrow Toronto Limited
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Date August 17, 2017

GST/HST: 80784 1440 RT 0001

Client File 300028

Invoice 30

No. C000511

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the Construction Lien Act of the project known as Jade-Kennedy Development Corporation ("Jade-Kennedy" or "JKDC") for the period to July 31, 2017.

Date	Professional	Description
7/4/2017	Bryan Tannenbaum	Receipt and review of C. Delaney email to S. Chau (Century 21) regarding marketing update; receipt and review of C. Delaney email to J. Baird of Masongsong Associates Engineering Limited ("Masongsong") regarding sidewalk installation; receipt and review of J. Baird's response; receipt and review of the endorsement and Orders of Justice Madam Conway; execute Trustee Certificate for Unit 348, Level 2.
7/4/2017	Colleen Delaney	Respond to B. Tannenbaum regarding Century 21 emails; letter to BMO regarding GIC to mature into trust bank account; coordinate signing of Trustee's Certificate for Unit 348 and send to Harris Sheaffer LLP ("HS"); review, save and coordinate posting of July 4, 2017 Court documents to the Trustee's website; coordinate final payment to Guest Tile Inc. as per July 4, 2017 Court Order; review marketing update from S. Chau and request follow-up information.
7/5/2017	Colleen Delaney	Emails regarding: closing of Unit 348, GIC redemption, marketing report and status meeting items.
7/6/2017	Colleen Delaney	Review offers for Units 174 and 181 and respond with questions and proposed changes; confirm closing of Unit 348 and coordinate release of keys; update Draft Outstanding List as of July 7, 2017 for S. Rappos of Chaitons LLP to review.
7/7/2017	Bryan Tannenbaum	Sign authorization for wire transfer to Am-Stat of \$1.2M; release payment for Guest Tile final lien amount; sign APS for Units 2203 (181) and 2165 (174), review S. Rappos comments on outstanding list, Tarion conciliation meeting for next week.
7/7/2017	Colleen Delaney	Arrange courier to Guest Tile Inc. and wire transfer to Am-Stat Corporation and email counsel to confirm payments made; meeting with B. Tannenbaum to review/sign offers on Unit 174/181 and discuss other items; email/call S. Chau to follow up on questions and request missing pages; confirm wire of funds and process closing entries for Unit 348; approve bills and prepare cheque requisitions; prepare and file HST return for June, 2017; call with

Date	Professional	Description
		Pronto General Contractors ("Pronto") to review grease receptor issue and C. Chow's alleged door issue (Suite 218).
7/10/2017	Bryan Tannenbaum	Receipt and review of emails to Am-Stat and Guest Tile from C. Delaney confirming that payments have been sent; telephone call with C. Delaney regarding preparation for the Tarion conciliation meeting on Wednesday and distribution of Trustee's list.
7/10/2017	Colleen Delaney	Call to J. Baird requesting update on outstanding works; update outstanding list and circulate for conference call; email L. Holloway of Pronto to confirm current version of Performance Audit Tracking Schedule ("PATs"); call with B. Tannenbaum and A. Dhanani to discuss strategy for upcoming common element meeting with Tarion, YRSCC 1265 and DUKA representatives; call with L. Holloway to confirm PATs lists and date of last updates by DUKA; review DUKA's PATs list sent to Tarion for conciliation, noting major differences (comprised of 56 items); call Meretsky law firm to respond on the Am-Stat wire sent by the Trustee; prepare for common element meeting on July 12, 2017; update Statement of Receipts and Disbursements and notes, Units Available for Sale and Estimated Net Proceeds schedules and circulate; review YRSCC 1228 bill for condo fees noting error to be corrected (unit sold); draft form of Release to be signed by YRSCC 1265; receive revised PATs list from DUKA (for meeting).
7/11/2017	Bryan Tannenbaum	Meeting with C. Delaney to review status and preparation for tomorrow's Tarion meeting; telephone call with L. Holloway to prepare for Tarion meeting.
7/11/2017	Colleen Delaney	Call with S. Chau to review status of offers; call with L. Holloway to review various issues; prepare talking points for common element meeting; respond to E. Huang (DUKA) emails regarding the meeting; emails regarding the wire transfer sent to Am-Stat.
7/12/2017	Bryan Tannenbaum	Attend at site to have a preliminary meeting with C. Delaney and L. Holloway to prepare for Tarion meeting; attend Tarion meeting with Condo Corp YRSCC 1265, property manager, board member, WSP and L. Holloway to determine if a settlement is possible prior to conciliation, etc.; subsequent meeting with C. Delaney and L. Holloway to discuss next steps, etc.
7/12/2017	Colleen Delaney	Site meeting with L. Holloway and B. Tannenbaum; tour site noting: status of work on Primont frontage, garbage bay issue etc.; Common Element meeting with representatives of Tarion, YRSCC 1265, DUKA and the Trustee.
7/13/2017	Bryan Tannenbaum	Receipt and review of C. Delaney letter to H. Fung (property manager for YRSCC 1228) regarding smell from garbage.
7/13/2017	Colleen Delaney	Email J. Baird for update; review and edit June, 2017 billing; approve invoices and coordinate cheques; prepare minutes of July 12, 2017 site meeting and circulate internally for comment; email Regal Landscaping with update on potential start dates (J. Baird to confirm); email S. Rappos requesting response from Downsview's lawyers; letter to YRSCC 1228 notifying them to properly clean and maintain the grease receptor/garbage bay area and receive response; file administration.
7/14/2017	Bryan Tannenbaum	Receipt and review of various emails from lawyers regarding the costs motion.
7/14/2017	Colleen Delaney	Send minutes of July 12, 2017 pre-conciliation meeting to all attendees requesting any comments; email YRSCC 1228 requesting their maintenance

Date	Professional	Description
		schedule; numerous emails regarding costs claimed by Am-Stat and hearing date related thereto.
7/17/2017	Bryan Tannenbaum	Conference call with S. Rappos and C. Delaney to review the outstanding items list and discussion on costs.
7/17/2017	Colleen Delaney	Call J. Baird regarding timing issues; email L. Holloway regarding Tarion warranty issue with Suite 218 door; email Palmax noting that a car is using the parking unit that is listed for sale; review EXP contract received via email and email J. Baird with questions; call with S. Rappos and B. Tannenbaum to review status of file and follow up; email from and response to H. Fung (YRSCC 1228 property manager) regarding maintenance issues.
7/19/2017	Colleen Delaney	Email from E. Huang regarding a delay in timing of receipt of PATS and quotes and respond; call with B. Tannenbaum; emails from S. Rappos regarding various items; email response to S. Rappos regarding parking units available for sale; follow-up call with S. Rappos to review status of various items; retrieve and send LC Net Proceeds spreadsheet to S. Rappos; email L. Holloway to follow up on parking unit and door issues; respond to S. Rappos regarding legal bills; emails from W. Lam (YRSCC 1265 board member) regarding timing of updates PATS and quotes as agreed at July 12, 2017 meeting; email from and respond to H. Fung (YRSCC 1228 property manager) regarding maintenance issues.
7/24/2017	Colleen Delaney	Review and summarize updated PATS list submitted by DUKA/Condo Corp, noting there are now 34 items with quotes of \$227k; review revised offers on Suites 2203, 2165 and 2112 and propose sign back terms (including lower commissions and moving up the closing dates by more than one month); review emails from DUKA, B. Tannenbaum and L. Holloway regarding next steps in the pre-conciliation process; email from C. Chow (Suite 218) and follow up with L. Holloway regarding required repair; email from S. Rappos and review Letter of Credit costs schedule for TGF costs; emails regarding next court date.
7/24/2017	Bryan Tannenbaum	Receipt and review of Condo Corp YRSCC 1265 counter-offer to Tarion settlement; email to C. Delaney and L. Holloway regarding Trustee's position; various emails regarding Condo Corp YRSC 1265 and Trustee's response; emails regarding Laurentian Bank Canada ("LBC") holdback amount on LC's.
7/25/2017	Colleen Delaney	Retrieve copies of legal invoices for amounts withheld by LBC on account of TGF's fees and summarize same to provide to TGF; coordinate payment of commission cheque to Century 21; follow up with S. Chow and L. Holloway regarding Suite 218 issue; call with L. Holloway to review each PATS item now claimed by DUKA/Condo Corp (now 34, down from 81) and our response thereto; emails from L. Holloway and B. Tannenbaum; draft detailed email response to DUKA/Condo Corp and copy Tarion.
7/25/2017	Bryan Tannenbaum	Email from L. Holloway with his comments on Condo Corp YRSCC 1265 PATS comments and his review of same; meeting with C. Delaney regarding same and proposed response to Condo Corp YRSCC 1265.
7/26/2017	Colleen Delaney	Finalize and send detailed email response to DUKA/Condo Corp regarding revised PATS list and quotes; review revised offers (# 2203, 2165 and 2112) and respond with proposed changes; emails with J. Baird et al regarding landscaping.

Date	Professional	Description
7/26/2017	Bryan Tannenbaum	Various emails regarding PATS updates between Trustee and Condo Corp YRSCC 1265.
7/27/2017	Colleen Delaney	Review, execute and send insurance endorsements to PBL Insurance; prepare outline for next Court report; call with S. Chau to review offers; prepare Estimated Realization schedule by phase with assumptions and back-up schedules.
7/28/2017	Colleen Delaney	Emails from Regal and J. Baird to coordinate final work on site; call with S. Chau regarding final offers; send summary of the final 3 offers and recommendations to C. Hayes of MarshallZehr for comment; agree on response and advise S. Chau we will accept offers, need Court date to finalize closing dates; emails regarding court dates; email response from S. Rappos regarding Am-Stat's priority position on Phase II units.
7/31/2017	Colleen Delaney	Review updated PATS comments/settlement offer received from DUKA, discuss with L. Holloway and B. Tannenbaum and respond via email; review D. Crupi invoice as compared to quote and request more detailed information in support of amount billed; call S. Brown (Tarion) to confirm that DUKA/Condo Corp have submitted 34 items for conciliation (not 81 as submitted a few weeks ago); emails with L. Holloway regarding PATS comments and conciliation meeting; receive confirmation of August 16, 2017 court date (to approve 3 offers) from S. Rappos and request final offers and deposits from realtor; send email to TGF with copies of LBC's accounting and TGF's invoices claimed by LBC against LC cash collateral; coordinate sign back of 3 offers and accounting for deposits; send signed offers to realtor, Chaitons and HS; speak to Carrie-Ann Leslie Evans (Tarion) regarding DUKA's request to move the conciliation date to August 8, 2017; draft Sixteenth Report to the Court to approve offers on Units 174, 181 and 138; approve and coordinate cheques to YRSCC 1265 (condo fees) and PowerStream; email S. Chau for details of recent sales event.
7/31/2017	Bryan Tannenbaum	Emails regarding responses from Condo Corp YRSCC 1265 to PATS settlement offer and instruct to proceed to conciliation; further emails regarding change of date; sign APS for Units 2203, 2112, and 2165.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	8.30	\$ 525	\$ 4,357.50
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	37.20	\$ 375	13,950.00
Total hours and professional fees		<u>45.50</u>		\$ 18,307.50
HST @ 13%				2,379.98
Total payable				\$ 20,687.48

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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EXHIBIT "B"

Calculation of Average Hourly Billing Rates of Collins Barrow Toronto Limited for the Consultancy and Appointment Period

This is Exhibit "B" to the Affidavit of
Bryan A. Tannenbaum, sworn on September 13, 2017



A Commissioner for the taking of Affidavits, etc.

Daniel Raphael Welsz, a Commissioner, etc.
Province of Ontario, for Collins Barrow
Toronto LLP and Collins Barrow Toronto
Limited. Expires June 8, 2017

EXHIBIT "B"

**Calculation of Average Hourly Billing Rates of
Collins Barrow Toronto Limited
for the Consultancy and Appointment Period**

Invoice No.	Billing Period	Total Fees	Disbursements	HST	Hours	Average Hourly Rate	Total
Disb. #1	March 1, 2015 to December 31, 2015	-	\$ 1,435.45	186.61	-	-	\$ 1,622.06
Disb. #2	January 1, 2016 to May 31, 2016	-	534.01	69.42	-	-	\$ 603.43
13	February 1, 2016 to February 29, 2016	\$ 35,176.50	-	4,572.95	99.90	\$ 352.12	\$ 39,749.45
14	March 1, 2016 to March 31, 2016	52,524.00	-	6,828.12	139.20	377.33	\$ 59,352.12
15	April 1, 2016 to April 30, 2016	27,222.00	-	3,538.86	76.20	357.24	\$ 30,760.86
16	May 1, 2016 to May 31, 2016	37,423.50	-	4,865.06	103.70	360.88	\$ 42,288.56
17	June 1, 2016 to June 30, 2016	26,016.00	-	3,382.08	79.60	326.83	\$ 29,398.08
Disb. #3	June 1, 2016 to December 31, 2016	-	384.74	50.02	-	-	\$ 434.76
18	July 1, 2016 to July 31, 2016	29,827.50	-	3,877.58	90.50	329.59	\$ 33,705.08
19	August 1, 2016 to August 31, 2016	22,326.00	-	2,902.38	67.80	329.29	\$ 25,228.38
20	September 1, 2016 to September 30, 2016	33,711.00	-	4,382.43	101.20	333.11	\$ 38,093.43
21	October 1, 2016 to October 31, 2016	22,950.00	-	2,983.50	61.00	376.23	\$ 25,933.50
22	November 1, 2016 to November 30, 2016	20,424.50	-	2,655.19	63.65	320.89	\$ 23,079.69
23	December 1, 2016 to December 31, 2016	23,224.50	-	3,019.19	69.20	335.61	\$ 26,243.69
24	January 1, 2017 to January 31, 2017	30,930.00	-	4,020.90	83.80	369.09	\$ 34,950.90
25	February 1, 2017 to February 28, 2017	31,590.50	-	4,106.77	83.30	379.24	\$ 35,697.27
26	March 1, 2017 to March 31, 2017	36,529.50	-	4,748.84	93.30	391.53	\$ 41,278.34
27	April 1, 2017 to April 30, 2017	23,665.00	-	3,076.45	60.50	391.16	\$ 26,741.45
28	May 1, 2017 to May 31, 2017	17,376.00	-	2,258.88	41.80	415.69	\$ 19,634.88
29	June 1, 2017 to June 30, 2017	15,477.00	-	2,012.01	38.80	398.89	\$ 17,489.01
30	July 1, 2017 to July 31, 2017	18,307.50	-	2,379.98	45.50	402.36	\$ 20,687.48
Total		\$ 504,701.00	\$ 2,354.20	\$ 65,917.21	\$ 1,398.95	\$ 360.77	\$ 572,972.41

● IN THE MATTER OF THE CONSTRUCTION LIEN ACT,
R.S.O. 1990, c. C.30, AS AMENDED

-and-

● AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION FOR THE
APPOINTMENT OF A TRUSTEE UNDER S. 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS
AMENDED

Court File No. CV-15-10882-00CL

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