

Victoria

29-Dec-25

REGISTRY

This is the 1st Affidavit of Jeremy West
in this case and was made on
the 16th day of December, 2025

No. VIC-S-H-247963
Victoria Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BJK HOLDINGS LTD.

PETITIONER

AND:

1270858 B.C. LTD
TLA GROUP OF HOLDING COMPANIES INC.
CHRISTOPHER BRADLEY
TROY DAVID GRANT
STERLING LIVING LIMITED PARTNERSHIP
TRI SKYEVIEW DEVELOPMENT GROUP LIMITED PARTNERSHIP
ADDY (815 & 824 SELKIRK AVE.) CORP.
TRI-STERLING DEVELOPMENTS LIMITED PARTNERSHIP
COBRAFER CONSTRUCTION LTD.
6 MILES CONTRACTING LTD.
FACTUM CORP.

RESPONDENTS

AFFIDAVIT

I, Jeremy D. West, lawyer, of 1200 – 1075 West Georgia Street, in the City of Vancouver,
Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am counsel for McEown and Associates Ltd. in its capacity as Court appointed receiver of 1270858 B.C. Ltd. (the “**Receiver**”), and as such have personal knowledge of the facts and matters deposed to in this Affidavit, save and except where they are said to be based on information and belief, in which case I believe them to be true.

Engagement

2. Watson Goepel LLP was retained by McEown and Associates Ltd. (“**McEown**”) following its appointment as Receiver by Order made November 8, 2024 (the “**Receivership Order**”).
3. The legal services recorded under File No. 231891-0013 and particularized in Watson Goepel LLP’s statements of account attached were incurred solely for the purposes of McEown’s appointment under the Receivership Order (the “**Receivership Invoices**”).
4. I confirm that the work carried out by Watson Goepel LLP was primarily completed by me and where other professionals performed the work, they did so under my supervision and direction.
5. I have been a partner with Watson Goepel LLP since 2009. I was originally called as a barrister and solicitor of the High Court of New Zealand in 1998 and practiced in that jurisdiction for approximately eight years. In November 2006, I was admitted as a barrister and solicitor of the Supreme Court of British Columbia and have practiced in Vancouver since then in the area of commercial litigation with a focus on insolvency and restructuring matters.

Services

6. The details of the specific services provided by Watson Goepel LLP are described in the Receivership Invoices.
7. Attached and marked as **Exhibit “A”** are copies of the following accounts rendered by Watson Goepel to the Receiver pursuant to the retainer under the File No. 231891-0013.

Invoice Number	Invoice Date	Fees	Disbursements	Charges/Taxes	Total
187490	June 9, 2025	\$49,131.00	\$816.83	\$5,924.16	\$55,871.99

187814	June 30, 2025	\$23,227.50	\$2,630.79	\$2,914.14	\$28,772.43
188391	July 31, 2025	\$23,292.50	\$387.70	\$2,812.54	\$26,492.74
188906	August 28, 2025	\$33,560.00	\$96.95	\$4,031.17	\$37,688.12
189420	September 29, 2025	\$15,053.00	\$1,531.47	\$1,873.16	\$18,457.63
189869	October 30, 2025	\$13,678.00	\$181.23	\$1,647.18	\$15,506.41
190496	December 2, 2025	\$1,537.50	\$11.90	\$185.10	\$1,734.50
TOTALS:		\$159,479.50	\$5,656.87	\$19,387.45	\$184,523.82

(collectively referred to as the “**Receivership Invoices**”).

8. The Receivership Invoices cover legal services provided during the period December 3, 2024 to November 26, 2025 and total the sum of \$184,523.82.
9. The following is a summary of the fees charged by each timekeeper:

Timekeeper	Hourly Rate	Hours Worked	Fees Charged
Jeremy D. West (partner)	\$625	113.90	\$71,187.50
Celso A.A. Boscariol, K.C. (partner)	\$600 \$630	0.80 2.90	\$480.00 \$1,827
Dalene Visser (associate)	\$425	36.10	\$15,342.50
Thomas Hanson (associate)	\$335 \$375	0.9 175.3	\$301.50 \$65,737.50
Alinda Gdaniec (articled student)	\$250	0.50	\$125.00
Tiara Cunningham (articled student)	\$250	8.80	\$2,200.00

Michelle Lepore (paralegal)	\$275	1.10	\$302.50
Tamara Dirks (paralegal)	\$275	0.80	\$220.00
Joanne Yau (paralegal)	\$265	3.40	\$901.00
Michelle Busto (paralegal)	\$225	3.80	\$855.00

10. The tasks performed by Watson Goepel LLP included:

- a. preparing various application materials and related attendances including attending hearings on:
 - i. June 24, 2025;
 - ii. July 3, 2025;
 - iii. July 15, 2025; and
 - iv. September 16, 2025;
- b. corresponding with Fasken and Reed Pope regarding the status of pre-sale contract deposits;
- c. corresponding with pre-sale contract purchasers and counsel regarding application to disclaim pre-sale contracts;
- d. coordinating with pre-sale contract purchasers, the Receiver, Fasken, and Reed Pope to arrange the return of deposits;
- e. attendances with respect to the sale process for the project, including correspondence with the listing agent, reviewing / drafting listing agreement and sale agreement, and correspondence with counsel for the Department of National Defence and BJK Holdings;
- f. conducting an auction for the Project in accordance with the Court-approved sale process, and various related attendances;

- g. attending to completion of the sale of the project to the Department of National Defence;
- h. attendances with respect to the interim distribution to BJK Holdings Ltd.;
- i. attendances on and correspondence with various creditors;
- j. detailed reviews of creditors' claims;
- k. conducting legal research and providing opinions on priorities of security interests and other claims;
- l. providing advice to the Receiver regarding various issues related to the administration of the estate;
- m. attendances with respect to the proposed assignment of security deposits held by the Town of View Royal, and certain construction contracts of 1270858 B.C. Ltd.; and
- n. attendances with respect to application for order authorizing final distribution of funds by Receiver, approval of fees/disbursements and discharge.

11. Where appropriate, and with the Receiver's approval, I utilized other members of my firm to assist with matters relating to the conduct of these proceedings. Celso Boscariol is a partner at Watson Goepel LLP who assisted me. Dalene Visser and Thomas Hanson are associates with Watson Goepel who assisted me. Michelle Busto, Michelle Lepore, Joanne Yau and Tamara Dirks are paralegals who worked with me. Alina Gdaniec was and Tiara Cunningham is an articled student who worked with me.

12. I estimate that Watson Goepel LLP's time and costs required to completion of the Receivership (including preparation of the application materials for and attendance at the hearing of the final distribution and discharge application) will be as follows:

Timekeeper	Hourly Rate	Estimated Hours	Estimated Fees
Jeremy West (partner)	\$625	10	\$6,250
Thomas Hanson (associate)	\$375	25	\$9,375
Michelle Busto (paralegal)	\$225	3	\$675
Total (exclusive of tax and disbursements):			\$16,300

Receivership Invoices

13. The Receivership Invoices were rendered by Watson Goepel LLP to the Receiver and they accurately reflect the work carried out by me, or under my supervision. In delegating work to other timekeepers, I endeavoured to use the person most appropriate for the particular service and ensure that there was no overlap of time recorded on the file. Where other timekeepers were utilized, the Receiver was made aware of this.

14. The Receivership Invoices:

- a. were rendered at the standard rates and charges of the individual timekeepers referred to; and
- b. include details of the specific time incurred for each of the services particularized therein.

15. I make this affidavit in support of an application for orders, amongst others, approving the fees of Watson Goepel LLP in its capacity as counsel for the Receiver in these proceedings and for no other improper purpose. 

SWORN BEFORE ME at the City of
Vancouver, in the Province of British
Columbia, this 16th day of December, 2025.

A Commissioner for taking Affidavits within
British Columbia

JEREMY DAVID WEST

THOMAS MARK HANSON
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

This is Exhibit "A" referred to in the affidavit of Jeremy West sworn before me at Vancouver this 16th day of December 2025

**A Commissioner for taking Affidavits
for British Columbia**

INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: June 9, 2025
 Invoice No.: 187490
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including June 9, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$49,131.00
Costs (Taxable)		\$568.70
Costs (Non-Taxable)		\$248.13
	Net Total	\$49,947.83
	GST Tax Costs (5.00%)	\$28.44
	GST Tax Fees (5.00%)	\$2,456.55
	PST Tax Fees (7.00%)	\$3,439.17
	Amount payable	\$55,871.99

WATSON GOEPEL LLP

Per: _____


 Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

Pay by Cheque:
 Watson Goepel LLP
 1200-1075 West Georgia St.
 Vancouver, BC V6E 3C9

Pay Online:
 Pay online at <https://www.watsongoepel.com/payment/> or through online
 banking by adding Watson Goepel LLP to your payee list under pay bill section.
 E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: June 9, 2025
Invoice No.: 187490
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
12/03/2024	Jeremy D. West	Correspondence with Fasken and call with Fasken regarding Deposits; update to Receiver.	1.00	625.00
12/06/2024	Celso A.A. Boscariol, K.C.	Conference with J. West regarding Receivership and amendment of disclosure statement.	0.30	180.00
12/06/2024	Jeremy D. West	Review various issues relating DPI; correspondence from Reed Pope and related issues.	1.10	687.50
12/09/2024	Jeremy D. West	Receive and review further info from Fasken.	0.60	375.00
12/17/2024	Celso A.A. Boscariol, K.C.	Conference with JDW regarding appointment of Receiver and review files regarding builder's lien holdbacks.	0.50	300.00
12/17/2024	Jeremy D. West	Email to BJK/Receiver with update; conference call with Zemp/Receiver; email to Fasken regarding Warranty; discussion with Boscariol regarding Disclosure statement; call from Receiver and instructions to T. Hanson regarding Builders Lien Act issues and all related attendances.	2.50	1,562.50
12/17/2024	Thomas Hanson	Discussion with Mr. West; research regarding priority as between mortgagee and builder's lien claimants; draft correspondence to Receiver regarding same.	0.70	234.50
12/18/2024	Jeremy D. West	Call from Receiver and email to Reed Pope.	0.20	125.00
12/18/2024	Thomas Hanson	Phone call with Mr. McEown regarding builders lien issue.	0.10	33.50
12/19/2024	Thomas Hanson	Email from Mr. West; email to Mr. Zemp and Mr. McEown.	0.10	33.50
01/14/2025	Jeremy D. West	Call from Receiver regarding status of project and updates/next steps.	0.30	187.50
01/16/2025	Michele Lepore	Receive instructions; conduct title search.	0.10	27.50
01/16/2025	Thomas Hanson	Meeting with Mr. West and Mr. McEown; internal conference with Mr. West; telephone call with Mr. Alperstien and Mr. Boscariol; research regarding options to sell or take possession of the property and consider property transfer tax considerations and guarantee considerations regarding same; draft agenda for meeting with Mr. Zemp and Mr.	1.90	712.50

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		McEown; draft email to Mr. Zemp.		
01/16/2025	Celso A.A. Boscariol, K.C.	Receipt and review of email from R. Zemp regarding filing of strata plan and review receivership order regarding same; report to Mr. Zemp.	0.60	378.00
01/16/2025	Jeremy D. West	Meeting with Receiver; receive update on construction from Receiver.	0.40	250.00
01/17/2025	Celso A.A. Boscariol, K.C.	Meeting with JDW regarding effect of receivership on stratification.	0.30	189.00
01/20/2025	Jeremy D. West	Call from McEown regarding DPI/Warranty insurance.	0.30	187.50
01/21/2025	Jeremy D. West	Call from Faskens (counsel for Travellers).	0.20	125.00
01/21/2025	Thomas Hanson	Research and consider various scenarios for BJK to purchase property and tax implications of the same; finalize draft agenda for meeting; email to Mr. West.	1.10	412.50
01/22/2025	Jeremy D. West	Correspondence from Reed Pope regarding default judgment from Alberta; update to Receiver.	0.50	312.50
02/04/2025	Thomas Hanson	Phone call with Mr. McEown; phone conference with Mr. West and Mr. McEown.	0.80	300.00
02/05/2025	Thomas Hanson	Review contracts; research and draft opinion regarding termination of finishing subcontractor; email to Mr. McEown.	1.80	675.00
02/06/2025	Jeremy D. West	Review Default Notice to contractor; call with Receiver/Hanson; instructions regarding CCAA contact; review advice to Receiver and LI related attendances.	1.00	625.00
02/06/2025	Thomas Hanson	Phone call with Mr. McEown; email to Mr. Zemp.	0.40	150.00
02/10/2025	Jeremy D. West	Call from Receiver; email to Zemp/Receiver.	0.30	187.50
02/10/2025	Thomas Hanson	Meet Mr. West; email to Mr. West; instructions to Ms. Tababa.	0.30	112.50
02/11/2025	Jeremy D. West	Conference call with Receiver and BJK; review and provide comments on Notice of Termination under CCDC contract.	1.80	1,125.00
03/07/2025	Thomas Hanson	Research and draft application to disclaim presale contracts and approve stalking horse bid.	2.20	825.00
03/10/2025	Thomas Hanson	Research and draft application to disclaim presale contracts and approve stalking horse bid.	4.70	1,762.50
03/12/2025	Thomas Hanson	Draft reverse vesting order; research and	2.10	787.50

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
03/12/2025	Jeremy D. West	draft legal basis for reverse vesting order. Review issues in respect to Disclaimer; correspondence with Receiver and related matters.	0.80	500.00
03/19/2025	Thomas Hanson	Prepare draft Sale Procedure for SISP approval application.	3.80	1,425.00
03/20/2025	Thomas Hanson	Discussion with Mr. West; research and draft application materials and order.	1.00	375.00
04/01/2025	Thomas Hanson	Finalize draft NOA; email to Mr. West and Ms. Visser.	2.50	937.50
04/01/2025	Dalene Visser	Review email from T. Hanson regarding notice of application.	0.20	85.00
04/09/2025	Dalene Visser	Discuss agreement with J. West; review file.	0.30	127.50
04/09/2025	Jeremy D. West	Prepare for and attend telephone conference with Zemp.	1.00	625.00
04/09/2025	Thomas Hanson	Meeting with Mr. West; email to Mr. McEown; videoconference with Mr. West, Mr. McEown and Mr. Zemp; phone call with Ms. Visser regarding stalking horse bid.	1.40	525.00
04/11/2025	Dalene Visser	Review file and draft purchase agreement; discuss purchase agreement to T. Hanson.	1.60	680.00
04/14/2025	Jeremy D. West	Email from/to Clark Wilson (counsel for limited partner).	0.20	125.00
04/15/2025	Dalene Visser	Call with Zemp; draft purchase agreement.	1.20	510.00
04/16/2025	Dalene Visser	Review and revise contract.	0.80	340.00
04/17/2025	Thomas Hanson	Phone call with Mr. McEown; prepare draft receivership report in support of stalking horse approval application.	4.30	1,612.50
04/22/2025	Thomas Hanson	Phone call with Mr. West and Mr. McEown.	0.30	112.50
04/22/2025	Dalene Visser	Revise and finalize agreement.	0.40	170.00
04/22/2025	Jeremy D. West	Review Receiver's Report and application materials and provide comments to T. Hanson.	1.00	625.00
04/23/2025	Dalene Visser	Finalize and send agreement.	0.30	127.50
04/23/2025	Thomas Hanson	Phone call with Mr. McEown.	0.10	37.50
04/24/2025	Thomas Hanson	Meeting with Mr. West and Ms. Visser; revisions to draft Receiver's Report to Court.	4.10	1,537.50
04/24/2025	Dalene Visser	Meeting with J. West on agreement.	0.20	85.00
04/24/2025	Jeremy D. West	Review and provide comments on stalking horse bid.	0.50	312.50
04/29/2025	Thomas Hanson	Phone call with Mr. McEown; meeting with Mr. West; further revisions to draft	1.10	412.50

Client: McEown and Associates Ltd.
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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		Receiver's report.		
04/29/2025	Jeremy D. West	Review Receiver's report; call with Receiver.	1.00	625.00
04/30/2025	Thomas Hanson	Phone calls with Mr. McEown; review presale contracts and deposit info; review additional documents from Mr. McEown; draft Receiver's Report to Court.	5.30	1,987.50
05/01/2025	Thomas Hanson	Revise draft Receiver's report; revise draft notice of application.	4.10	1,537.50
05/07/2025	Dalene Visser	Revise contract; discuss terms with T. Hanson; finalize agreement.	2.10	892.50
05/07/2025	Thomas Hanson	Discussion with Ms. Visser.	0.20	75.00
05/08/2025	Thomas Hanson	Review request to release deposit and documents regarding deposits held in trust; email to Reed Pope regarding requirements to release deposit.	0.40	150.00
05/09/2025	Thomas Hanson	Email to Mr. McEown regarding release of pre-sale deposit; emails from and to Reed Pope.	0.20	75.00
05/09/2025	Thomas Hanson	Revise draft receivers report; NOA; and sales procedure.	5.30	1,987.50
05/12/2025	Thomas Hanson	Meeting with Ms. Visser and Mr. West; email to Mr. Cassidy; review pre-sale contracts; prepare appendices to Receiver's report.	2.30	862.50
05/12/2025	Dalene Visser	Send revised agreement; call with client; meeting with T. Hanson on next steps; follow-up email with client.	0.90	382.50
05/13/2025	Thomas Hanson	Email to Reed Pope regarding deposit; email to Mr. Cassidy.	1.90	712.50
05/14/2025	Thomas Hanson	Correspondence with Reed Pope regarding pre-sale contract, fees and R&R; prepare appendices to Receiver's Report; revise draft sale process and Reverse Vesting Order.	5.70	2,137.50
05/15/2025	Thomas Hanson	Revisions to draft sale procedure; meeting with BJK's counsel; email to Mr. McEown.	2.50	937.50
05/15/2025	Dalene Visser	Meeting with new counsel.	0.50	212.50
05/15/2025	Jeremy D. West	Prepare for and attend conference call with WeirFoulds and BJK.	1.00	625.00
05/16/2025	Thomas Hanson	Meeting with Mr. West; draft alternative sealed bid procedure with auction.	3.20	1,200.00
05/16/2025	Jeremy D. West	Consider issues with respect to stalking horse/liens and related matters.	0.60	375.00
05/20/2025	Thomas Hanson	Discussion with Mr. West; revisions to draft	0.50	187.50

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		sale process; email to counsel for BJK Holdings.		
05/20/2025	Jeremy D. West	Review SISP and provide comments.	0.50	312.50
05/23/2025	Thomas Hanson	Land Title Office searches; email to Ms. Mossip encl. due diligence documents.	0.60	225.00
05/26/2025	Thomas Hanson	Review and consider comments from Mr. Jaskiewicz; revise draft sale process; email to Mr. West.	0.50	187.50
05/27/2025	Thomas Hanson	Meeting with Mr. West; research and prepare internal memo regarding payment of builders lien holdbacks and priorities; attend courthouse library to research same.	6.30	2,362.50
05/28/2025	Jeremy D. West	Call with Receiver regarding holdback issues; review T. Hanson memo.	0.30	187.50
05/28/2025	Thomas Hanson	Meeting with Mr. West; phone call with Mr. McEown; research regarding Receiver's liability for pre-receivership contractual obligations; draft memo to Mr. McEown regarding same; instructions to Ms. Tababa regarding letters to pre-sale purchasers; review release and authorization to pay deposit funds from pre-sale purchaser T. Dang; email to Fasken regarding proposed procedure for release of escrow funds to pre-sale purchaser.	3.60	1,350.00
05/29/2025	Jeremy D. West	Review opinion on a holdback issue; call with Receiver; receive and respond to email from Mossip regarding rental agreements	0.70	437.50
05/29/2025	Thomas Hanson	Email from Ms. Dinham-Jones; revise service list; phone call with Mr. McEown; discussion with Mr. West; email to Mr. McEown.	0.40	150.00
06/03/2025	Thomas Hanson	Email to Mr. McEown; instructions to Ms. Cochrane; review revised stalking horse agreement from BJK's counsel; draft letter to pre-sale purchasers; meet Mr. West; email to Mr. McEown; finalize letters to all pre-sale purchasers; emails to pre-sale purchasers; fielding phone calls and emails from various pre-sale purchasers and realtor; email to Fasken.	4.80	1,800.00
06/04/2025	Thomas Hanson	Review draft stalking horse agreement; meet with Ms. Visser; prepare irrevocable direction to pay for release of pre-sale escrow funds; phone call with Mr. McEown; email to Reed Pope and Fasken; respond	3.60	1,350.00

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<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		to inquiry from pre-sale purchaser; meeting with Mr. West.		
06/04/2025	Dalene Visser	Review agreement; call with client; provide comments.	1.20	510.00
06/05/2025	Tamara Dirks	Receive records; set up MB card; prepare Form 2 Notice of Change of Address; email to T. Hanson and J. West enclosing; email correspondence with Reed Pope (C. Chambers); establish virtual minute book.	0.40	110.00
06/05/2025	Jeremy D. West	Call from Receiver regarding Rental Management Agreement and related matters to SISP.	0.30	187.50
06/06/2025	Tamara Dirks	Receive executed form 2; attend to file Notice of Office Address change with BC Registrar; update virtual minute book; email to T. Hanson confirming effective date of change.	0.20	55.00
06/06/2025	Thomas Hanson	Emails to Reed Pope and Fasken; email to Receiver; emails to pre-sale purchasers; instructions to corporate department.	0.30	112.50
06/09/2025	Tamara Dirks	Receive certified Notice of Articles; update virtual minute book; email to C. Chambers (Reed Pope) enclosing stratifying undertaking.	0.20	55.00
Total			116.90	\$49,131.00

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Celso A.A. Boscariol, K.C.	Partner	0.90	630.00	567.00
Celso A.A. Boscariol, K.C.	Partner	0.80	600.00	480.00
Jeremy D. West	Partner	18.10	625.00	11,312.50
Dalene Visser	Associate	9.70	425.00	4,122.50
Thomas Hanson	Associate	85.60	375.00	32,100.00
Thomas Hanson	Associate	0.90	335.00	301.50
Michele Lepore	Paralegal	0.10	275.00	27.50
Tamara Dirks	Paralegal	0.80	275.00	220.00
Total		116.90		\$49,131.00

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey	27.50

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<u>Description</u>	<u>Amount</u>
File Opening Fee	50.00
Long Distance	17.15
Outside professional services	19.00
Photocopies & scanning	330.05
QuickLaw Lexis Nexis - Research	65.00
Registry search and Registrations - Taxable	0.00
Registry search and Registrations Surcharge	60.00
Total	\$568.70

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey (Non-Taxable)	196.63
Registry search and Registrations (non-taxable)	51.50
Total	\$248.13

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$49,131.00	\$49,131.00
Disbursements	\$816.83	\$816.83
Charges/Tax	\$5,924.16	\$5,924.16
Total	\$55,871.99	\$55,871.99

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: June 9, 2025
Invoice No.: 187490
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
06/09/2025	187490	\$55,871.99
Balance Due		\$55,871.99
<hr/>		

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Vancouver, BC V6E 3C9

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(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: June 30, 2025
 Invoice No.: 187814
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including June 30, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$23,227.50
Costs (Taxable)		\$2,536.79
Costs (Non-Taxable)		\$94.00
	Net Total	\$25,858.29
	GST Tax Costs (5.00%)	\$126.84
	GST Tax Fees (5.00%)	\$1,161.38
	PST Tax Fees (7.00%)	\$1,625.92
	Amount payable	\$28,772.43

WATSON GOEPEL LLP

Per: 

Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

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 1200-1075 West Georgia St.
 Vancouver, BC V6E 3C9

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Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: June 30, 2025
Invoice No.: 187814
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
06/03/2025	Jeremy D. West	Review letter to Purchasers; instructions to T. Hanson.	0.40	250.00
06/04/2025	Jeremy D. West	Various attendances with respect to Rental Management Agreement; Pre-Sale deposits; call regarding Stalking Horse and related matters.	1.50	937.50
06/05/2025	Thomas Hanson	Meeting with Mr. West; phone conference with Mr. McEown.	0.30	112.50
06/09/2025	Jeremy D. West	Review correspondence from Receiver regarding Rental Management Agreement.	0.30	187.50
06/09/2025	Dalene Visser	Draft email to client with comments on agreement.	0.40	170.00
06/10/2025	Dalene Visser	Review and revise agreement; consult with J. West; meeting with opposing counsel regarding agreement; review minute book and send to opposing counsel.	2.80	1,190.00
06/10/2025	Jeremy D. West	Conference call with counsel; prepare request for Insolvency Judge and file; meet with and provide instructions to T. Hanson and S. Tse regarding Application materials; deposits on Pre-Sale Purchase Contract and related matters; call with Receiver and all related attendances.	2.50	1,562.50
06/10/2025	Thomas Hanson	Meeting with Mr. West; phone call with Mr. McEown; email and phone call with Mr. McLachlan at Reed Pope re: purchaser deposits; videoconference with counsel for BJK Holdings and Mr. Zemp.	1.90	712.50
06/11/2025	Thomas Hanson	Email to Pre-Sale Purchaser; prepare irrevocable Directions and Releases for two additional Pre-Sale Purchasers; phone call from Pre-Sale Purchaser.	1.70	637.50
06/12/2025	Thomas Hanson	Email to Mr. McLachlan at Reed Pope; meeting with Mr. West; email to Pre-Sale Purchaser; email to Mr. Zemp and Ms. Mossip; email to Mr. McEown; updates to draft Receiver's Report and Notice of Application.	4.60	1,725.00
06/12/2025	Jeremy D. West	Correspondence with counsel regarding Request to Appear and appointment of Justice Veenstra.	1.30	812.50
06/13/2025	Thomas Hanson	Finalize application materials for filing and all related attendances; meet with Mr. McEown to review and edit receiver's report; correspondence with Mr. McEown;	5.40	2,025.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: June 30, 2025
Invoice No.: 187814
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
06/13/2025	Jeremy D. West	meeting with Mr. West; update to service list; instructions to Ms. Tse.	3.50	2,187.50
06/16/2025	Thomas Hanson	Various attendances regarding finalization of Receivers First Report to Court/Notice of Application; instructions with respect to service; update Service List and provide to Receiver; call and correspondence with Registry re: hearing and filing issues; correspondence with counsel for prospective purchaser and all related attendances.	0.90	337.50
06/16/2025	Jeremy D. West	Meeting with Mr. West; draft Directions and Release for pre-sale contract terminations; email to Mr. McEown; memo to Mr. West re: service of Pre-Sale Purchaser.	1.90	1,187.50
06/17/2025	Michelle Busto	Call from McEown regarding potential Grant offer and email from McEown to Grant; instructions regarding Application Record; various attendances with Registry regarding filing/hearing; email to WeirFoulds with sample Requisition for remote attendance and related attendances.	0.50	112.50
06/17/2025	Thomas Hanson	Draft Book of Authorities index and obtain cases.	2.90	1,087.50
06/17/2025	Jeremy D. West	Emails to Pre-Sale Purchasers; review case law re: credit bids in Stalking Horse Agreements; memo to Mr. West; instructions re: application record; review lending documents re: builders lien funds held in trust.	0.50	312.50
06/18/2025	Michelle Busto	Draft electronic copy of Book of Authorities.	0.40	90.00
06/19/2025	Michelle Busto	Conference with J. West and S. Tse re: upcoming application; draft Affidavit of Service.	1.80	405.00
06/20/2025	Jeremy D. West	Receive and respond to correspondence from Jose and MacKenzie Alas regarding hearing; letter to Supreme Court Registry; report to Receiver; review Listing Agreement and related matters.	1.60	1,000.00
06/20/2025	Michelle Busto	Draft Affidavit of Service.	0.60	135.00
06/23/2025	Jeremy D. West	Receive and review Application Responses; instructions to update Application Record; amend Order; correspondence with counsel for BJK;	3.50	2,187.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: June 30, 2025
Invoice No.: 187814
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		report to client; prepare for hearing including review of new authorities and all related attendances.		
06/23/2025	Alina Gdaniec	Preparing materials for June 24 hearing.	0.50	125.00
06/24/2025	Michelle Busto	Draft affidavit of service;	0.50	112.50
06/24/2025	Jeremy D. West	Prepare for and attend court before Veenstra; amend Order and further appearance before Veenstra and enter Order; call with WeirFoulds and correspondence regarding virtual appearance; discuss status with Receiver and instructions to S. Tse to forward further documents; correspondence with Fasken regarding rescission and deposit distribution and all related attendances.	4.00	2,500.00
06/25/2025	Jeremy D. West	Correspondence with Miachika/Hunt regarding return of deposit.	0.30	187.50
06/30/2025	Jeremy D. West	Draft Submissions for Hearing July 2, 2024.	1.50	937.50
Total			48.00	\$23,227.50

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Jeremy D. West	Partner	22.80	625.00	14,250.00
Dalene Visser	Associate	3.20	425.00	1,360.00
Thomas Hanson	Associate	17.70	375.00	6,637.50
Alina Gdaniec	Articled Student	0.50	250.00	125.00
Michelle Busto	Paralegal	3.80	225.00	855.00
Total		48.00		\$23,227.50

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
Deliveries	151.84
Long Distance	18.75
Photocopies & scanning	2,041.20
Registry search and Registrations Surcharge	30.00
West Coast - Taxable	295.00
Total	\$2,536.79

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
Registry search and Registrations (non-taxable)	94.00
Total	\$94.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: June 30, 2025
Invoice No.: 187814
Matter No.: 231891-0013

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$23,227.50	\$72,358.50
Disbursements	\$2,630.79	\$3,447.62
Charges/Tax	\$2,914.14	\$8,838.30
Total	\$28,772.43	\$84,644.42

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: June 30, 2025
 Invoice No.: 187814
 Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
06/30/2025	187814	\$28,772.43
Balance Due		<u>\$28,772.43</u>

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(Please Reference Invoice Number)

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INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: July 31, 2025
 Invoice No.: 188391
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including July 31, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$23,292.50
Costs (Taxable)		\$348.70
Costs (Non-Taxable)		\$39.00
	Net Total	\$23,680.20
	GST Tax Costs (5.00%)	\$17.44
	GST Tax Fees (5.00%)	\$1,164.62
	PST Tax Fees (7.00%)	\$1,630.48
	Amount payable	\$26,492.74

WATSON GOEPEL LLP

Per: _____


 Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

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(Please Reference Invoice Number)

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Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: July 31, 2025
Invoice No.: 188391
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
07/02/2025	Jeremy D. West	Letter and call from M. Scherr (counsel for M. & J. Alas and C. Knapp) confirming retained/preliminary position of clients and request for adjournment; report to Receiver; call from WeirFoulds; correspondence with M. Scherr regarding Service List/Receiver's instructions to proceed with application; review "legal basis from correspondence; receive M. Sherr offer from clients to consent to Order and report to Receiver and all related attendances.	2.40	1,500.00
07/03/2025	Jeremy D. West	Prepare for hearing including preparing written submissions; circulating to counsel; attend before Justice Veenstra and adjournment; review law on proprietary estoppel; review Outside Completion Date memo; report to client; advice to WeirFoulds regarding Outside Completion Date; review various correspondence between Scherr/WeirFoulds regarding settlement discussions; instructions in respect Listing Agreement and all related attendances.	5.10	3,187.50
07/03/2025	Thomas Hanson	Update draft order and sale process; attend courthouse registry; discussion with J. West; further case law research for disclaimer application; email to M. Mossip.	3.10	1,162.50
07/04/2025	Jeremy D. West	Call with Receiver; receive and review Without Prejudice correspondence between M. Scherr/WeirFoulds; receive request for access to property from M. Scherr; instructions to T. Hanson and review Letter to M. Scherr and all related attendances.	1.50	937.50
07/04/2025	Thomas Hanson	Phone call with J. West; review documents and draft letter to pre-sale purchasers; instructions to S. Tse.	1.20	450.00
07/07/2025	Thomas Hanson	Draft Supplemental Report; prepare rescission documents for pre-sale contracts.	2.10	787.50
07/07/2025	Jeremy D. West	Various attendances including review and edit of Supplemental Report; letter from M. Scherr and response regarding time for filing response materials; call and email report to client and various related	1.90	1,187.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: July 31, 2025
Invoice No.: 188391
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		attendances.		
07/07/2025	Michele Lepore	Communications with C. Boscariol and J. West; receive instructions; telephone call to M. Mossip.	0.20	55.00
07/08/2025	Thomas Hanson	Meet J. West; revisions to draft Supplemental Report; finalize and prepare appendices for Supplemental Report; revise direction and release for return of deposit to H. Hunt; email to J. McEown; draft Schedule A to Multiple Listing Contract.	2.30	862.50
07/08/2025	Jeremy D. West	Review correspondence from TLA to Receiver regarding purchaser Inspections/cancellation of MLS listings; meeting with Receiver to finalize Supplementary Report; draft Requisition resetting hearing; file/serve Report/Requisition; locate M. Baturay Application Response; review correspondence regarding potential resolution of Disclaimer issue and all related attendances.	2.40	1,500.00
07/09/2025	Thomas Hanson	Email to M. Mossip; discussion with J. West; draft rescission releases for three pre-sale contracts.	0.80	300.00
07/09/2025	Jeremy D. West	Receive and review advice confirming agreement with M. Scherr; provide sample Release; correspondence with M. Baturay regarding Pre-Sale Contract rescission and forward Release and Direction; report to Receiver and all related attendances.	2.70	1,687.50
07/10/2025	Thomas Hanson	Revise draft REDMA releases; email J. West.	0.20	75.00
07/10/2025	Thomas Hanson	Email to M. Scherr; email to J. McEown.	0.30	112.50
07/10/2025	Jeremy D. West	Receive and review Release; attendances in respect to resolution of Pre-Sale Purchaser's opposition; correspondence and call with M. Scherr; receive amended Application Response; report to Receiver and all related attendances.	1.80	1,125.00
07/11/2025	Thomas Hanson	Phone call from E. Fadhel; prepare irrevocable directions to pre-sale contract rescissions; email to J. McEown.	0.70	262.50
07/11/2025	Jeremy D. West	Receive executed Release and Direction from M. & J. Alas and C. Knapp; report to client with update; correspondence with counsel and related matters.	1.60	1,000.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: July 31, 2025
Invoice No.: 188391
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
07/14/2025	Jeremy D. West	Correspondence with Registry; letter to Scheduling; prepare for hearing; correspondence with Service list regarding hearing; advice from respondents regarding attendance call with Receiver and all related attendances.	2.70	1,687.50
07/15/2025	Jeremy D. West	File Supplementary Report/Submissions; prepare for and attend hearing before Justice Veenstra; edit and file Order for Entry; attendances in respect to Listing Agreement; call to M. Mossip; attendances in respect to Disclaimer and all related attendances.	3.50	2,187.50
07/15/2025	Thomas Hanson	Phone call with J. West; revise listing agreement; email to Mr. Bornhold; email to Fasken and Reed Pope.	0.90	337.50
07/16/2025	Thomas Hanson	Meet J. West; revise Listing Agreement; email to M. Mossip; emails to realtor and J. McEown; email to Mr. McLachlan regarding FICOM correspondence; draft letter to pre-sale purchasers; draft Irrevocable Direction for S & R. Chow contract; email to J. Cassidy; emails to E. Fadhel and M. Baturay.	3.50	1,312.50
07/16/2025	Jeremy D. West	Email from pre-sale purchaser regarding deposits.	0.20	125.00
07/17/2025	Thomas Hanson	Discussion with J. West; email to J. West regarding listing.	0.10	37.50
07/17/2025	Jeremy D. West	Correspondence with NAI Realty regarding SISP.	0.20	125.00
07/18/2025	Thomas Hanson	Review and revise draft Non-Disclosure Agreement; email to J. Cassidy.	0.30	112.50
07/21/2025	Jeremy D. West	Correspondence regarding deposits.	0.20	125.00
07/23/2025	Jeremy D. West	Meeting with S. Tse and T. Hanson to discuss Approval Application/RVO requirements/Lien claims/Purchaser deposits and related matters.	0.80	500.00
07/24/2025	Thomas Hanson	Email to Mr. Bornhold regarding requirements for marketing activity report.	0.30	112.50
07/24/2025	Jeremy D. West	Correspondence with Receiver regarding Sales Process.	0.20	125.00
07/25/2025	Jeremy D. West	Attendances with respect to Sales process.	0.50	312.50
Total			43.70	\$23,292.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: July 31, 2025
Invoice No.: 188391
Matter No.: 231891-0013

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Jeremy D. West	Partner	27.70	625.00	17,312.50
Thomas Hanson	Associate	15.80	375.00	5,925.00
Michele Lepore	Paralegal	0.20	275.00	55.00
Total		43.70		\$23,292.50

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
Long Distance	23.40
Photocopies & scanning	265.30
Registry search and Registrations Surcharge	60.00
Total	\$348.70

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
Registry search and Registrations (non-taxable)	39.00
Total	\$39.00

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$23,292.50	\$95,651.00
Disbursements	\$387.70	\$3,835.32
Charges/Tax	\$2,812.54	\$11,650.84
Total	\$26,492.74	\$111,137.16



1200 - 1075 West Georgia St.
Vancouver, BC V6E 3C9
T 604 688 1301
F 604 688 8193

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: July 31, 2025
Invoice No.: 188391
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
07/31/2025	188391	\$26,492.74
<u>Balance Due</u>		
		<u>\$26,492.74</u>

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1200-1075 West Georgia St.
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(Please Reference Invoice Number)

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INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: August 28, 2025
 Invoice No.: 188906
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including August 28, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$33,560.00
Costs (Taxable)		\$79.35
Costs (Non-Taxable)		\$17.60
	Net Total	\$33,656.95
	GST Tax Costs (5.00%)	\$3.97
	GST Tax Fees (5.00%)	\$1,678.00
	PST Tax Fees (7.00%)	\$2,349.20
	Amount payable	\$37,688.12
	Client Account Balance After Application	\$1,050,000.00

WATSON GOEPEL LLP

Per: 

Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

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 1200-1075 West Georgia St.
 Vancouver, BC V6E 3C9

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(Please Reference Invoice Number)

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Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
07/23/2025	Celso A.A. Boscariol, K.C.	Meeting with J. West & T. Hanson re lien holdback terms and review re undertakings in respect of same.	1.00	630.00
07/23/2025	Michele Lepore	Receive instructions; commence review file for undertakings.	0.10	27.50
07/24/2025	Michele Lepore	Further review of correspondence for holdback undertakings.	0.70	192.50
07/24/2025	Celso A.A. Boscariol, K.C.	Complete document review re lien monies held in trust and advise J. West & T. Hanson re same.	1.00	630.00
07/25/2025	Thomas Hanson	Review proposed changes to Non-Disclosure Agreement; email to Mr. Bornhold.	0.10	37.50
07/28/2025	Thomas Hanson	Research and prepare draft Reverse Vesting Order.	2.30	862.50
07/31/2025	Jeremy D. West	Various attendances including call from counsel for the Department of Defence; follow-up correspondence; meeting with Receiver and instructions to the service regarding draft contract of purchase and sale for real property.	1.60	1,000.00
07/31/2025	Thomas Hanson	Follow up with J. Cassidy re rescission documents; draft letter to Reed Pope; draft further rescission documents; email to Reed Pope and Fasken; email to D. Hoel.	1.80	675.00
07/31/2025	Dalene Visser	Receive instructions regarding contract of purchase and sale.	0.20	85.00
08/01/2025	Jeremy D. West	Review Sales Process Order; instructions to D. Visser regarding contract.	0.40	250.00
08/01/2025	Thomas Hanson	Draft schedule to contract of purchase and sale.	0.70	262.50
08/01/2025	Dalene Visser	Review draft of contract of purchase and sale with J. West; review stalking horse order.	0.80	340.00
08/05/2025	Dalene Visser	Finalize and send draft contract of purchase and sale; review with J. West.	0.90	382.50
08/05/2025	Thomas Hanson	Email to D. Visser; meet J. West re potential offer to purchase property.	0.20	75.00
08/05/2025	Thomas Hanson	Prepare draft Reverse Vesting Order.	1.70	637.50
08/05/2025	Jeremy D. West	Review draft Real Property Contract and email to Justice Department (counsel for Defence Department); follow up regarding return of Deposits to pre-sale purchasers; call with Receiver.	1.00	625.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/06/2025	Thomas Hanson	Phone call with J. McEown.	0.10	37.50
08/07/2025	Thomas Hanson	Review email from DOJ; phone call with D. Visser.	0.20	75.00
08/07/2025	Dalene Visser	Review email from department of defense; call with Department of Defence; call to client; review accounting form; provide instructions to paralegal; confirm instructions with client; review accounting form with accountant; follow up call with Department of Defence.	1.80	765.00
08/08/2025	Dalene Visser	Review and reply to email from Department of Defence.	0.60	255.00
08/11/2025	Dalene Visser	Email to Department of Defence; discuss next steps with J. West.	0.30	127.50
08/11/2025	Jeremy D. West	Various attendances in respect to potential offer from Department of Defence and discussions with Receiver regarding form of deposit/form of offer and other related matters.	1.50	937.50
08/12/2025	Jeremy D. West	Call to DOJ re Offer and Auction date and related matters; discuss with Receiver; review Auction protocol and all related attendances.	1.00	625.00
08/13/2025	Thomas Hanson	Draft Notice of Application for sale approval.	3.10	1,162.50
08/13/2025	Jeremy D. West	Attendances including receiving and reviewing various correspondence from DOJ; receive and review Offer to Purchase and review compliance with Sales Process Order; instructions to this or regarding redline amendments to Offer to Purchase; telephone calls regarding Offer and forward comments; call to WeirFoulds regarding Auction and Qualified Bids; discussions with Receiver regarding Offer to Purchase and Auction; instructions to T. Hanson regarding approval application; internal arrangements with respect to Auction and commence preparation of correspondence to Qualified Bidders and Auction Guidelines and all related attendances.	2.90	1,812.50
08/13/2025	Dalene Visser	Revise contact of purchase and sale; review and reply to email correspondence.	0.60	255.00
08/14/2025	Thomas Hanson	Email to pre-sale purchaser; meet with J. West; draft Notice of Application and Receiver's Second Report to Court.	2.40	900.00
08/14/2025	Dalene Visser	Review and reply to email from Department	0.20	85.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/14/2025	Jeremy D. West	of Defence regarding revised agreement. Review Department of National Defence offer and confirm with Receiver acceptance as Qualified Bid; confirm receipt of deposit; letter to Qualified Bidders confirming to qualified bids and preliminary details regarding Option; preliminary instructions to IT regarding virtual option arrangements and various related matters.	2.00	1,250.00
08/15/2025	Jeremy D. West	Receive and review report from Avis Young; call to Realtor; instructions to Visser regarding Addendum for auction and related attendances.	0.90	562.50
08/18/2025	Dalene Visser	Prepare amending agreements.	0.60	255.00
08/18/2025	Tiara Cunningham	Receive instructions from J. West re auction, coordinate with S. Tse.	0.20	50.00
08/18/2025	Jeremy D. West	Receive and review Realtor marketing Report; call to realtors; discussion with receiver regarding option protocol and various attendances in respect to preparation for auction.	1.80	1,125.00
08/19/2025	Thomas Hanson	Email to J. McEown; meet J. West; prepare net proceed calculations for auction; prepare agenda and rules for auction; draft letter to counsel for Qualified Bidders; prepare for and attend meeting with J. McEown and J. West; revise agenda and letter to counsel; email to counsel for Qualified Bidders; review marketing report and update sale approval application and draft Second Receiver's Report.	5.70	2,137.50
08/19/2025	Tiara Cunningham	Client meeting with J. West; prepare for auction by finalizing attendance list, organize IT, discuss specifics with S. Tse.	2.30	575.00
08/19/2025	Jeremy D. West	Various attendances in respect to preparation for Auction including instructions to T. Cunningham/T. Hanson; meeting with Receiver; correspondence with counsel for the Qualified Bidders; review Auction Guidelines/Protocol and all related attendances.	3.90	2,437.50
08/20/2025	Thomas Hanson	Preparation for and attendance at auction pursuant to Court-ordered sale process and all related attendances.	4.80	1,800.00
08/20/2025	Tiara Cunningham	Prepare, manage virtual controls, facilitate attendance, and manage bidding during auction.	5.30	1,325.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/20/2025	Dalene Visser	Review email from M. Mossip; discuss with J. West.	0.60	255.00
08/20/2025	Jeremy D. West	Various attendances in respect to preparation for and conduct of court ordered Auction.	6.40	4,000.00
08/21/2025	Thomas Hanson	Instructions to S. Tse; meet J. West; review executed final purchase agreement and amendment; email to J. Clark.	0.50	187.50
08/21/2025	Jeremy D. West	Correspondence with counsel for Department of Defence; meeting with T. Hanson/D. Visser approval application/closing protocol; conference call with Receiver and all related attendances.	1.00	625.00
08/22/2025	Dalene Visser	Email with buyer's counsel regarding closing procedures; review updated email from buyer's counsel.	0.40	170.00
08/25/2025	Thomas Hanson	Meeting with J. West and phone call with J. McEown.	0.20	75.00
08/25/2025	Dalene Visser	Review and reply to email from Department of Defence with additional questions; email client for instructions; discuss file with J. West.	0.30	127.50
08/25/2025	Jeremy D. West	Call from D. Visser to discuss various closing issues; meet with T. Hanson to discuss application for approval and call with Receiver.	0.60	375.00
08/26/2025	Thomas Hanson	Phone call from J. McEown; email to D. Visser re new home warranty; meet J. West; email to counsel re availability for hearing; revise draft Request to Appear and instructions to S. Tse; draft Irrevocable Direction to pay regarding JCS Enterprises deposit; email to J. McEown.	0.70	262.50
08/26/2025	Dalene Visser	Call with client; email to Department of Defence regarding home owner warranty; email to Department of Defence regarding walk through; review email regarding direct deposit form.	0.60	255.00
08/26/2025	Jeremy D. West	Call from receiving instructions to T. Hanson.	0.40	250.00
08/27/2025	Jeremy D. West	Email from WeirFoulds regarding hearing/remote attendance; call from Receiver; correspondence from Registry confirming hearing date of September 16, 2025; request clarification regarding virtual/in person appearance from Registry and all related attendances.	0.50	312.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/27/2025	Dalene Visser	Email with Department of Defence regarding closing documents and adjustments.	0.20	85.00
08/28/2025	Thomas Hanson	Email to Fasken and Reed Pope re: return of final deposit; revise draft Receiver's Second Report.	3.50	1,312.50
Total			72.60	\$33,560.00

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Celso A.A. Boscariol, K.C.	Partner	2.00	630.00	1,260.00
Jeremy D. West	Partner	25.90	625.00	16,187.50
Dalene Visser	Associate	8.10	425.00	3,442.50
Thomas Hanson	Associate	28.00	375.00	10,500.00
Tiara Cunningham	Articled Student	7.80	250.00	1,950.00
Michele Lepore	Paralegal	0.80	275.00	220.00
Total		72.60		\$33,560.00

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey	4.20
Long Distance	12.45
Photocopies & scanning	42.70
Trust Administration Fee	20.00
Total	\$79.35

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey (Non-Taxable)	17.60
Total	\$17.60

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$33,560.00	\$129,211.00
Disbursements	\$96.95	\$3,932.27
Charges/Tax	\$4,031.17	\$15,682.01
Total	\$37,688.12	\$148,825.28

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: August 28, 2025
Invoice No.: 188906
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
08/28/2025	188906	\$37,688.12
<u>Balance Due</u>		
		<u>\$37,688.12</u>

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1200-1075 West Georgia St.
Vancouver, BC V6E 3C9

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E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: September 29, 2025
 Invoice No.: 189420
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including September 29, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$15,053.00
Costs (Taxable)		\$1,336.07
Costs (Non-Taxable)		\$195.40
	Net Total	\$16,584.47
	GST Tax Costs (5.00%)	\$66.80
	GST Tax Fees (5.00%)	\$752.65
	PST Tax Fees (7.00%)	\$1,053.71
	Amount payable	\$18,457.63

WATSON GOEPEL LLP

Per: 

Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

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 1200-1075 West Georgia St.
 Vancouver, BC V6E 3C9

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 E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: September 29, 2025
Invoice No.: 189420
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/29/2025	Jeremy D. West	Various attendances including correspondence with Lien claimants; correspondence with counsel for Delay claimant (Compass Electric) review Receiver's Report and edit/provide recommendations and all related attendances.	2.00	1,250.00
08/29/2025	Thomas Hanson	Draft Second Receiver's report; review builders lien issues; discussions with Mr. West; phone call with Mr. McEown; review and address delay claim in Receiver's report; review and consider CPL claims and address in Receiver's report; draft letters to builders lien claimants.	5.80	2,175.00
08/29/2025	Dalene Visser	Review email from DND regarding new home warranty.	0.10	42.50
09/02/2025	Thomas Hanson	Phone calls with Mr. McEown; draft Asset Vesting Order including blackline to model order; draft interim distribution order; meet Mr. West; finalize Receiver's Second Report and appendices; update Notice of Application; email to pre-sale purchaser; meet Mr. McEown.	5.20	1,950.00
09/02/2025	Dalene Visser	Discuss homeowner warranty with J. West; email direct deposit information to DND; review email from client.	0.30	127.50
09/02/2025	Jeremy D. West	Email from receiver regarding home warranty; review status and discuss with Visser/Receiver; provide opinion to Receiver on Home Owner Protection Act requirements; correspondence from Victoria Registry Re: hearing and related matters.	2.00	1,250.00
09/03/2025	Dalene Visser	Discuss closing to J. West; email with DND regarding direct deposit; review vesting order.	0.50	212.50
09/03/2025	Jeremy D. West	Correspondence with counsel for Compass Electric; call from counsel for Department of Defence; call from Weirfoulds and follow up email with details of Homeowner Protection Act obligations; provide Vesting Order to Visser for review; conference call with DOJ.	1.90	1,187.50
09/04/2025	Thomas Hanson	Revisions to draft Asset Vesting Order.	0.10	37.50
09/04/2025	Dalene Visser	Email with DND; review closing procedures	0.30	127.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: September 29, 2025
Invoice No.: 189420
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
09/05/2025	Dalene Visser	and homeowner warranty. Email with defense department.	0.20	85.00
09/10/2025	Dalene Visser	Confirm next steps on file.	0.20	85.00
09/11/2025	Dalene Visser	Review GST certificate and discuss with J. West.	0.40	170.00
09/11/2025	Thomas Hanson	Instructions to Ms. Tse; review draft application record; finalize draft order; review covenant on title.	0.40	150.00
09/11/2025	Jeremy D. West	Call from Receiver regarding GST and instructions to D. Visser to provide update; review lien issues.	0.50	312.50
09/12/2025	Thomas Hanson	Review finalized application record and Book of Authorities; instructions to Ms. Tse regarding service.	0.20	75.00
09/12/2025	Jeremy D. West	Call from receiver.	0.20	125.00
09/15/2025	Jeremy D. West	Prepare for hearing; call from and email to counsel for Simco regarding hearing/lien and related attendances.	1.50	937.50
09/16/2025	Jeremy D. West	Prepare for and attend Court; enter Order; instructions for service and all related attendances.	2.70	1,687.50
09/16/2025	Tiara Cunningham	Commute to/from BCSC; attend court registry to have orders vetted; provide orders to J. West for hearing.	1.00	250.00
09/16/2025	Dalene Visser	Review court order; provide instructions to assistant.	0.40	170.00
09/18/2025	Dalene Visser	Email with DND regarding direct deposit; review order and confirm closing date.	0.30	127.50
09/22/2025	Dalene Visser	Email with DND regarding closing documents; confirm receipt of funds.	0.30	127.50
09/22/2025	Jeremy D. West	Email from Avis and Young; email from and email to Weirfoulds regarding liens.	0.20	125.00
09/23/2025	Dalene Visser	Draft statutory declaration; email to DND; email to client for instructions.	0.90	382.50
09/24/2025	Dalene Visser	Email with DND regarding closing documents; review closing documents.	0.80	340.00
09/25/2025	Joanna Yau	Receiving instruction from D. Visser; reviewing the materials and requesting a metered read of utilities with the City.	0.20	53.00
09/25/2025	Dalene Visser	Review and revise closing documents; email to client.	1.30	552.50
09/25/2025	Jeremy D. West	Confirm closing date and email to Avis Young; prepare chart of builders Lien/delay claims and circulate for call with Weirfoulds; conference call regarding liens	1.50	937.50

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: September 29, 2025
Invoice No.: 189420
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		and all related attendances.		
Total			31.40	\$15,053.00

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Jeremy D. West	Partner	12.50	625.00	7,812.50
Dalene Visser	Associate	6.00	425.00	2,550.00
Thomas Hanson	Associate	11.70	375.00	4,387.50
Tiara Cunningham	Articled Student	1.00	250.00	250.00
Joanna Yau	Paralegal	0.20	265.00	53.00
Total		31.40		\$15,053.00

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey	4.20
Deliveries	52.01
Long Distance	20.50
Photocopies & scanning	1,052.10
Postage	1.73
Registered Mail	67.53
Registry search and Registrations Surcharge	20.00
West Coast - Taxable	118.00
Total	\$1,336.07

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey (Non-Taxable)	28.40
Registry search and Registrations (non-taxable)	87.00
West Coast - Non Taxable	80.00
Total	\$195.40

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$15,053.00	\$144,264.00
Disbursements	\$1,531.47	\$5,463.74
Charges/Tax	\$1,873.16	\$17,555.17
Total	\$18,457.63	\$167,282.91



1200 - 1075 West Georgia St.
Vancouver, BC V6E 3C9
T 604 688 1301
F 604 688 8193

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: September 29, 2025
Invoice No.: 189420
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
09/29/2025	189420	\$18,457.63
Balance Due		\$18,457.63
<hr/>		

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(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

INVOICE

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including October 30, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$13,678.00
Costs (Taxable)		\$116.34
Costs (Non-Taxable)		\$64.89
	Net Total	\$13,859.23
	GST Tax Costs (5.00%)	\$5.82
	GST Tax Fees (5.00%)	\$683.90
	PST Tax Fees (7.00%)	\$957.46
	Amount payable	\$15,506.41
	Client Account Balance After Application	\$3,917.26

* indicates an unpaid professional disbursement

WATSON GOEPEL LLP

Per: 

Jeremy D. West

Tax No. 12151 3949 RT0001

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Vancouver, BC V6E 3C9

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E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
09/08/2025	Jeremy D. West	Call regarding Delay claim.	0.20	125.00
09/25/2025	Thomas Hanson	Email to Mr. McEown.	0.10	37.50
10/03/2025	Joanna Yau	Review documents; preparing draft Order to Pay; email to D. Visser for review and comments.	0.40	106.00
10/03/2025	Dalene Visser	Revise closing documents; email to client for comments; email to DND; call with DND to discuss documents and closing procedures; revise undertaking.	3.10	1,317.50
10/06/2025	Jeremy D. West	Call from Receiver with update on Sale of Condo/subject removal.	0.10	62.50
10/06/2025	Dalene Visser	Review finalized documents for DND.	0.60	255.00
10/07/2025	Joanna Yau	Receive, review and scan the signed Vendor's documents; prepare the draft letter returning the signed vendor's documents to the Department of Justice Canada; email to D. Visser for review; finalize the letter to D. Visser for e-sign; email to Department of Justice the signed documents.	0.80	212.00
10/07/2025	Dalene Visser	Review documents and prepare for meeting; meet with client; provide instructions to paralegal; review enclosure letter and revise.	1.10	467.50
10/08/2025	Joanna Yau	Prepare the cheque requisition and the letter to the listing agent.	0.30	79.50
10/08/2025	Dalene Visser	Provide instructions to paralegal.	0.20	85.00
10/09/2025	Joanna Yau	Receive and review email from Department of Justice; prepare the wire instruction form; email to D. Visser for review and signature; submit same to accounting.	0.30	79.50
10/09/2025	Dalene Visser	Draft letter for registration; confirm receipt of direct deposit notice; email to DND draft letter and confirmation of funds.	1.10	467.50
10/10/2025	Jeremy D. West	Consider issues regarding closing and final distribution.	0.40	250.00
10/14/2025	Joanna Yau	Check with Linda the amount received from DND; email to Kate confirm receipt of the funds.	0.20	53.00
10/15/2025	Dalene Visser	Review requirements for closing with DND; email client update; provide instructions to paralegal.	0.60	255.00
10/16/2025	Joanna Yau	Receive and review closing letter from the seller's counsel; revise the cheque	0.80	212.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
		requisition as per Linda's advice; email to J West for e-sign; prepare draft report letter to client; email to D. Visser to review and comments; receive and review the wire remittance confirmation from Linda.		
10/16/2025	Thomas Hanson	Prepare discharge application materials.	1.90	712.50
10/16/2025	Dalene Visser	Attend to closing matters; provide instructions to paralegal; email to client; follow up with DND on documents and closing.	1.40	595.00
10/16/2025	Jeremy D. West	Review further information regarding Cobrafer lien claim.	0.40	250.00
10/17/2025	Jeremy D. West	Review issues for discharge application; correspondence with lien claimants/delay claimant; discuss with Receiver.	1.10	687.50
10/17/2025	Thomas Hanson	Meeting with Mr. West; prepare discharge application materials; review and consider claim from Cobrafer's counsel; research re: claim of builders lien priority issues; draft letter to counsel for Compass Electric; draft letter to counsel for Simco Drywall; instructions to Ms. Kim.	4.10	1,537.50
10/21/2025	Joanna Yau	Attend to payout the final metered utilities at the bank.	0.20	53.00
10/22/2025	Jeremy D. West	Review and discuss issues relating to Builder's Liens and distribution Order; discuss with T. Hanson and call to Receiver.	1.00	625.00
10/22/2025	Thomas Hanson	Meet Mr. West; research re: priority of builders liens and receiver's charge; review claims from Compass Electric, Simco Drywall, and Cobrafer; draft final distribution and discharge application.	6.20	2,325.00
10/22/2025	Dalene Visser	Email with client; provide instructions to paralegal.	0.40	170.00
10/23/2025	Joanna Yau	Email the signed Receiver's Certificate and a proof of the payment of the metered utilities to client and DND.	0.20	53.00
10/23/2025	Dalene Visser	Provide instructions to paralegal; email with client.	0.20	85.00
10/23/2025	Thomas Hanson	Meeting with Mr. West to review draft notice of application and discuss outstanding issues; revisions to draft notice of application; meet Mr. McEown and Mr. West; email to Mr. McEown re: opinion and inquiries on builders liens.	3.60	1,350.00

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
10/23/2025	Jeremy D. West	Meeting with Receiver; review and edit Application; provide information and instructions on Lien/delay claims issues and GST.	1.30	812.50
10/27/2025	Dalene Visser	Review email from DND; send filed certificate to client and follow up regarding new home warranty.	0.30	127.50
10/28/2025	Thomas Hanson	Review new case re: priority of lien claims; email to Ms. Mossip; phone call with Mr. Zemp.	0.50	187.50
10/28/2025	Dalene Visser	Email DND regarding new home warranty.	0.10	42.50
Total			33.20	\$13,678.00

Fee Earner Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Dalene Visser	9.10	425.00	3,867.50
Jeremy D. West	4.50	625.00	2,812.50
Joanna Yau	3.20	265.00	848.00
Thomas Hanson	16.40	375.00	6,150.00
Total	33.20		\$13,678.00

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey	2.10
Deliveries	33.74
Long Distance	15.35
Photocopies & scanning	45.15
Registry search and Registrations Surcharge	20.00
Total	\$116.34

Cost Summary (Non-Taxable)

<u>Description</u>	<u>Amount</u>
BC Land Title and Survey (Non-Taxable)	10.89
Bank Charges	40.00
Registry search and Registrations (non-taxable)	14.00
Total	\$64.89

Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$13,678.00	\$157,942.00
Disbursements	\$181.23	\$5,644.97
Charges/Tax	\$1,647.18	\$19,202.35
Total	\$15,506.41	\$182,789.32



1200 - 1075 West Georgia St.
Vancouver, BC V6E 3C9
T 604 688 1301
F 604 688 8193

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: October 30, 2025
Invoice No.: 189869
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
10/30/2025	189869	\$15,506.41
Balance Due		\$15,506.41
<hr/>		

Pay by Cheque:
Watson Goepel LLP
1200-1075 West Georgia St.
Vancouver, BC V6E 3C9

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Pay online at <https://www.watsongoepel.com/payment/> or through online banking by adding Watson Goepel LLP to your payee list under pay bill section.
E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

This bill is due and payable in full as of the date of this statement. Interest will be payable on any unpaid balance commencing 30 days after the statement date at the rate of 1.5% per month (18% per annum) with partial payments being applied firstly in the payment of interest.

INVOICE

McEown and Associates Ltd.
 110 - 744 West Hastings
 Vancouver, BC V6C 1A5

Invoice Date: December 2, 2025
 Invoice No.: 190496
 Matter No.: 231891-0013

Attention: John McEown

Matter: Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

To our professional services for our client McEown and Associates Ltd., up to and including November 28, 2025.

	Tax Rate	Amount (CAD)
Professional Fees		\$1,537.50
Costs (Taxable)		\$11.90
	Net Total	\$1,549.40
	GST Tax Costs (5.00%)	\$0.60
	GST Tax Fees (5.00%)	\$76.87
	PST Tax Fees (7.00%)	\$107.63
	Amount payable	\$1,734.50
	Client Account Balance After Application	\$3,917.26

WATSON GOEPEL LLP

Per: 

Jeremy D. West

Tax No. 12151 3949 RT0001

E.&O.E.

Pay by Cheque:
 Watson Goepel LLP
 1200-1075 West Georgia St.
 Vancouver, BC V6E 3C9

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 Pay online at <https://www.watsongoepel.com/payment/> or through online
 banking by adding Watson Goepel LLP to your payee list under pay bill section.
 E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

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Client: McEown and Associates Ltd.
Matter: Receivership of 1270858 BC Ltd. (Skyview
Project: 244 Island Highway, Victoria BC)

Invoice Date: December 2, 2025
Invoice No.: 190496
Matter No.: 231891-0013

Time Detail

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
11/03/2025	Jeremy D. West	Receive and review correspondence between Receiver and Township regarding bonding.	0.20	125.00
11/06/2025	Jeremy D. West	Review Notice of Civil claim by Simco; email to counsel for Simco regarding claim/stay of proceedings/Receiver status and explanation of distribution process.	1.00	625.00
11/10/2025	Jeremy D. West	Call from Receiver.	0.10	62.50
11/12/2025	Jeremy D. West	Email to Simco lawyer following up on priority; call from Simco lawyer and follow up email.	0.60	375.00
11/18/2025	Jeremy D. West	Receive advice of Bradley/Grant bankruptcy and advise Receiver.	0.20	125.00
11/26/2025	Jeremy D. West	Call from Receiver and conference with Hanson regarding Discharge application; instructions to Busto on Fees approval affidavit.	0.30	187.50
11/26/2025	Thomas Hanson	Phone call with and email from Mr. McEown.	0.10	37.50
Total			2.50	\$1,537.50

Fee Earner Summary

<u>Name</u>	<u>Fee Earner Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Jeremy D. West	Partner	2.40	625.00	1,500.00
Thomas Hanson	Associate	0.10	375.00	37.50
Total			2.50	\$1,537.50

Cost Summary (Taxable)

<u>Description</u>	<u>Amount</u>
Photocopies & scanning	11.90
Total	\$11.90

Year-to-Date

	<u>This Invoice</u>	<u>Year-to-Date</u>
Fees	\$1,537.50	\$159,479.50
Disbursements	\$11.90	\$5,656.87
Charges/Tax	\$185.10	\$19,387.45
Total	\$1,734.50	\$184,523.82

McEown and Associates Ltd.
110 - 744 West Hastings
Vancouver, BC V6C 1A5

Invoice Date: December 2, 2025
Invoice No.: 190496
Matter No.: 231891-0013

REMITTANCE COPY

Receivership of 1270858 BC Ltd. (Skyview Project: 244 Island Highway, Victoria BC)

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
12/02/2025	190496	\$1,734.50
Balance Due		\$1,734.50

Pay by Cheque:
Watson Goepel LLP
1200-1075 West Georgia St.
Vancouver, BC V6E 3C9

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E-transfer to etransfer@watsongoepel.com

(Please Reference Invoice Number)

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