



This is Affidavit #1 of Tom Powell in this case and was made on January 27, 2026

NO. S-246124
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

BY THE BAY HOME DEVELOPMENT LTD.

RESPONDENT

A F F I D A V I T

I, **Tom Powell**, of Suite 1450 – 701 West Georgia Street, Vancouver, British Columbia, AFFIRM THAT:

1. I am a Senior Managing Director, Corporate Finance, at FTI Consulting Canada Inc. (“FTI”), the court-appointed receiver (in such capacity, the “**Receiver**”), without security, of all of the assets, undertakings and property of the Respondent (as defined in the Receivership Order pronounced in these proceedings on October 3, 2024) and as such, I have personal knowledge of the facts hereinafter deposed to except where stated to be on information and belief, in which case I verily believe them to be true.

2. I am one of the individuals at FTI that has had primary carriage of this proceeding, and I am authorized to make this Affidavit on behalf of FTI.

3. Attached hereto and marked as indicated are the following Exhibits (together, the “**Invoices**”):

Exhibit	Invoice Number	Invoice Date	Amount
“A”	102900001821	2024-11-11	\$ 20,543.04
“B”	102900001999	2025-01-08	\$ 12,906.60
“C”	102900002100	2025-02-18	\$ 3,513.30

Exhibit	Invoice Number	Invoice Date	Amount
"D"	102900002167	2025-03-06	\$ 1,909.95
"E"	102900002447	2025-06-10	\$ 1,638.00
"F"	102900002552	2025-07-14	\$ 6,728.40
"G"	102900002638	2025-08-11	\$ 9,801.75
"H"	102900002761	2025-09-11	\$ 4,252.21
"I"	102900002846	2025-10-07	\$ 6,678.00
"J"	102900002990	2025-11-14	\$ 24,578.40
"K"	102900003100	2025-12-11	\$ 1,016.93
"L"	102900003171	2026-01-05	\$ 1,445.33
TOTAL:			\$ 95,011.91

4. As detailed in the Invoices, the total of the Receiver's fees and disbursements was \$90,487.52, plus GST in the amount of \$4,524.39, for a total amount of \$95,011.91.

5. The time expended by the officers and employees of the Receiver in relation to the matters which are the subject of the Invoices referenced in Exhibits "A" through "L", are detailed in the Invoices. The hours relating to the services provided by the officers and employees of the Receiver in relation to the matters dealt with in such Invoices totalled 100.20.

6. To the best of my knowledge, information and belief, the information contained in the Invoices as to:

- (a) the number of hours worked;
- (b) the nature of work performed;
- (c) the identity of the individuals who performed work; and
- (d) the rates charged for the work performed;

is true and correct in all respects.

7. The incurred fees set out in the Invoices are calculated on the basis of the hours spent by the Receiver's personnel, multiplied by the applicable standard hourly rates charged by FTI in its insolvency practice.

8. I have reviewed the Invoices and do verily believe that:

- (a) the Receiver's professional fees and disbursements have been properly incurred and are fair and reasonable in the circumstances;
- (b) the work completed by the Receiver was delegated to the appropriate professionals in FTI with the appropriate seniority and appropriate hourly rates;
- (c) the Receiver's fees in this matter are consistent with fees charged by other firms of a similar size for work of a similar nature and complexity in British Columbia; and
- (d) the services were performed by the Receiver in a prudent and economical manner.

9. The details of the work carried out by the Receiver in these proceedings are set forth in the Second Report of the Receiver dated January 27, 2026 (the "Report"). I have reviewed the Report and confirm that, to the best of my knowledge, information and belief, the work detailed therein was carried out by the Receiver, and that such work was necessary to the Receiver completing its obligations under the Receivership Order.

10. I have reviewed the invoices of McCarthy Tétrault LLP ("McCarthy") dated November 27, 2024, December 31, 2024, February 25, 2025, April 23, 2025, June 23, 2025, October 17, 2025, November 17, 2025, December 18, 2025 and December 31, 2025. I am satisfied that the work detailed therein was completed by McCarthy at the request of the Receiver and was necessary and appropriate in the circumstances.

11. In my experience, the fees and rates charged by McCarthy in the above-referenced invoices are consistent with those charged by other law firms for work of a similar nature and complexity in British Columbia.

AFFIRMED BEFORE ME at the City of)
Vancouver, in the Province of British)
Columbia, this 27th day of January, 2026.)



A Commissioner for taking Affidavits for)
British Columbia)



TOM POWELL

Lauren Prall
Arising Student
McCarthy Tétrault LLP
SUITE 2400 - 745 THURLOW STREET
VANCOUVER, B.C. V6E 0C5

This is **Exhibit "A"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	November 11, 2024
Job No.	102900001821
Terms	500001.8239
Currency	Due Upon Receipt
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through October 31, 2024

Amount Due Current Invoice **\$20,543.04**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

November 11, 2024
Invoice No. 102900001821
Job No. 500001.8239
Terms Due Upon Receipt
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through October 31, 2024

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	6.30	\$6,741.00
Hailey Liu	Director	\$700.00	11.90	\$8,330.00
Huw Parks	Director	\$700.00	6.10	\$4,270.00
Total Professional Services			24.30	\$19,341.00
Expenses				Total
Business Meals				\$55.16
Miscellaneous Expense				\$156.79
Taxi				\$11.85
Total Expenses				\$223.80
Invoice Total				CAD Amount
				\$19,564.80
GST (5%)				\$978.24
Total Due				\$20,543.04



Invoice Detail

Invoice No. November 11, 2024
 Job No. 102900001821
 500001.8239

Total Professional Services Thomas Powell

10/07/2024	Initial steps; discuss brokerage listing options with H. Liu	1.40		
10/09/2024	Listing agent matters; discussion with H. Liu	1.30		
10/18/2024	Discussions with Hailey; prepare listing brokerage contact details; review RFP	2.00		
10/23/2024	Listing proposal matters; discussion with brokers and S. Dhillon	1.00		
10/25/2024	Listing proposal matters; discussion with brokers and S. Dhillon	0.60		
			\$1,070.00	per hour x total hrs 6.30 \$6,741.00

Hailey Liu

10/07/2024	Communication with vendors, contact OSB re estate ID, contact insurance, contact the City re property tax and outstanding notices	1.50		
10/08/2024	Communication with vendors, contact OSB re estate ID, contact insurance, contact the City re property tax and outstanding notices	1.10		
10/09/2024	Communication with vendors, contact OSB re estate ID, contact insurance, contact the City re property tax and outstanding notices	2.80		
10/10/2024	Communication with vendors, contact OSB re estate ID, contact insurance, contact the City re property tax and outstanding notices	1.70		
10/11/2024	Communication with vendors, contact OSB re estate ID, contact insurance, contact the City re property tax and outstanding notices	1.20		
10/15/2024	Send out request for proposal, send out receiver certificate, discussion on insurance policy	0.80		
10/17/2024	Send out request for proposal, send out receiver certificate, discussion on insurance policy	0.40		
10/18/2024	Send out request for proposal, send out receiver certificate, discussion on insurance policy	1.10		
10/21/2024	Proceed with insurance policy, call with one of the listing agent on sales process anticipation, finalize receiver certificate and obtained funding, hand off meeting to H. Parks and T. Powell.	0.40		
10/24/2024	Proceed with insurance policy, call with one of the listing agent on sales process anticipation, finalize receiver certificate and obtained funding, hand off meeting to H. Parks and T. Powell.	0.40		
10/25/2024	Proceed with insurance policy, call with one of the listing agent on sales process anticipation, finalize receiver certificate and obtained funding, hand off meeting to H. Parks and T. Powell.	0.50		
			\$700.00	per hour x total hrs 11.90 \$8,330.00

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. November 11, 2024
Job No. 102900001821
 500001.8239

Huw Parks

10/03/2024	Day one tasks including attending site, taking possession of physical and electronic records, visiting Nicola site.	4.00	
10/04/2024	Downloading electronic data from SharePoint and filing on hard disk, calls to IT to work out how to move the volume of data.	0.50	
10/07/2024	Fax to NBC re shutting accounts.	0.20	
10/10/2024	Discussion on insurance with Hailey	0.30	
10/24/2024	Teams call with potential realtor to discuss RFP.	0.40	
10/25/2024	Call with Hailey to run through handover, typing up notes.	0.50	
10/30/2024	Correspondence with real estate agents regarding RFP's.	0.20	
	\$700.00	per hour x total hrs	6.10 \$4,270.00

Total Professional Services CAD \$19,341.00

This is **Exhibit "B"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	January 08, 2025
Job No.	102900001999
Terms	500001.8239
Currency	Due Upon Receipt
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through December 31, 2024

Amount Due Current Invoice **\$12,906.60**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No. January 08, 2025
Job No. 102900001999
Terms 500001.8239
Currency Due Upon Receipt
Tax Registration: CAD

Re: Receivership

Current Invoice Period: Charges posted through December 31, 2024

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	5.60	\$5,992.00
Hailey Liu	Director	\$700.00	7.70	\$5,390.00
Huw Parks	Director	\$700.00	1.30	\$910.00
Total Professional Services			14.60	\$12,292.00

Invoice Total	CAD Amount
	\$12,292.00
GST (5%)	\$614.60
Total Due	\$12,906.60



Invoice Detail

Invoice No. **January 08, 2025**
 Job No. **102900001999**
500001.8239

Total Professional Services Thomas Powell

11/07/2024	Review and assessment of broker proposals	1.50	
11/13/2024	Property listing agent matters	1.00	
11/14/2024	Property listing agent matters	1.00	
11/15/2024	Property listing agent matters	0.50	
12/30/2024	Listing broker matters; correspondence with Colliers	1.60	
	\$1,070.00	per hour x total hrs	5.60 \$5,992.00

Hailey Liu

11/18/2024	Respond to vendor and company inquiries, contact property tax and confirm banking information for payment, arrange payment with insurance company, prepare update report for lender	0.70	
11/19/2024	Respond to vendor and company inquiries, contact property tax and confirm banking information for payment, arrange payment with insurance company, prepare update report for lender	0.60	
11/20/2024	Respond to vendor and company inquiries, contact property tax and confirm banking information for payment, arrange payment with insurance company, prepare update report for lender	0.40	
11/21/2024	Respond to vendor and company inquiries, contact property tax and confirm banking information for payment, arrange payment with insurance company, prepare update report for lender	2.60	
11/22/2024	Respond to vendor and company inquiries, contact property tax and confirm banking information for payment, arrange payment with insurance company, prepare update report for lender	0.90	
11/25/2024	Make receivership disbursement payments, finalize report to lender, call with lender re update and choose listing agent	0.90	
11/27/2024	Make receivership disbursement payments, finalize report to lender, call with lender re update and choose listing agent	1.60	
	\$700.00	per hour x total hrs	7.70 \$5,390.00

Huw Parks

11/01/2024	Correspondence with JLL on proposal.	0.30	
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada
 GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



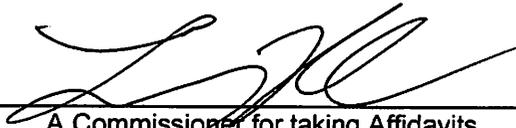
Invoice Detail

Invoice No. **January 08, 2025**
 Job No. **102900001999**
500001.8239

11/05/2024	Review of insurance quote		0.20	
11/12/2024	Call with Colliers.		0.40	
11/21/2024	Call with S. Dhillon re queries on sales process.		0.20	
11/21/2024	Call with S. Dhillon re site visit, sales tracker.		0.20	
		\$700.00	per hour x total hrs	1.30
				\$910.00

Total Professional Services		CAD	\$12,292.00
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This is **Exhibit "C"** referred to in **Affidavit #1**
of **Tom Powell**, affirmed before me at
Vancouver, British Columbia, this 27th day of
January, 2026.

A handwritten signature in black ink, appearing to be 'L. J. C.', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	February 18, 2025
Job No.	102900002100
Terms	500001.8239
Currency	Due Upon Receipt
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2025

Amount Due Current Invoice **\$3,513.30**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No. February 18, 2025
Job No. 102900002100
Terms 500001.8239
Currency Due Upon Receipt
Tax Registration: CAD

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	2.80	\$2,996.00
Hailey Liu	Director	\$700.00	0.50	\$350.00
Total Professional Services			3.30	\$3,346.00

Invoice Total	CAD Amount
	\$3,346.00
GST (5%)	\$167.30
Total Due	\$3,513.30

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

February 18, 2025
Invoice No. 102900002100
Job No. 500001.8239

Total Professional Services
Thomas Powell

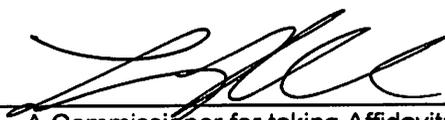
01/08/2025	Listing agreement matters		1.00	
01/09/2025	Listing agreement matters		1.80	
		\$1,070.00	per hour x total hrs	2.80 \$2,996.00

Hailey Liu

01/08/2025	Respond to inquires, call re listing agent, final review of the proposal		0.50	
		\$700.00	per hour x total hrs	0.50 \$350.00

Total Professional Services			CAD	\$3,346.00
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This is **Exhibit "D"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.

A handwritten signature in black ink, appearing to be 'L. Powell', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	March 06, 2025
Job No.	102900002167
Terms	500001.8239
Currency	Due Upon Receipt
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2025

Amount Due Current Invoice **\$1,909.95**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

Invoice No. March 06, 2025
 Job No. 102900002167
 Terms 500001.8239
 Currency Due Upon Receipt
 Tax Registration: CAD

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	1.70	\$1,819.00
Total Professional Services			1.70	\$1,819.00

Invoice Total	CAD Amount
	\$1,819.00
GST (5%)	\$90.95
Total Due	\$1,909.95

This is **Exhibit "E"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.

A handwritten signature in black ink, appearing to be 'J. Lee', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

Invoice No.	June 10, 2025
Job No.	102900002447
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	June 10, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2025

Amount Due Current Invoice **\$1,638.00**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No. June 10, 2025
102900002447
Job No. 500001.8239
Terms Due Upon Receipt
Due Date: June 10, 2025
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2025

Name	Title	Rate	Hours	Total
Hailey Liu	Director	\$700.00	1.80	\$1,260.00
Tessa Chiricosta	Senior Consultant	\$500.00	0.60	\$300.00
Total Professional Services			2.40	\$1,560.00

Invoice Total	CAD Amount
	\$1,560.00
GST (5%)	\$78.00
Total Due	\$1,638.00



Invoice Detail

Invoice No.
Job No.

June 10, 2025
102900002447
500001.8239

Total Professional Services
Hailey Liu

03/04/2025	Prepare payment for incurred expenses		0.30	
05/20/2025	Update SRD, process payment for property tax, review account		1.10	
05/21/2025	Update SRD, process payment for property tax, review account		0.40	
		\$700.00	per hour x total hrs	1.80
				\$1,260.00

Tessa Chiricosta

05/21/2025	Account closure at local branch		0.60	
		\$500.00	per hour x total hrs	0.60
				\$300.00

Total Professional Services			CAD	\$1,560.00
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This is **Exhibit "F"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

Invoice No.	July 14, 2025
Job No.	102900002552
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	July 14, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2025

Amount Due Current Invoice **\$6,728.40**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

Invoice No. July 14, 2025
 Job No. 102900002552
 Terms 500001.8239
 Due Date: Due Upon Receipt
 Currency: July 14, 2025
 Tax Registration: CAD

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	5.40	\$5,778.00
Hailey Liu	Director	\$700.00	0.90	\$630.00
Total Professional Services			6.30	\$6,408.00

Invoice Total	CAD Amount
	\$6,408.00
GST (5%)	\$320.40
Total Due	\$6,728.40



Invoice Detail

Invoice No. July 14, 2025
Job No. 102900002552
 500001.8239

Total Professional Services Thomas Powell

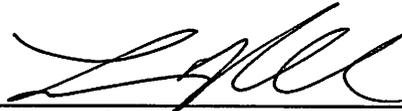
06/04/2025	2.5 Review and consideration of offers; discussions with Colliers; discussions with NBC	1.40	
06/05/2025	2.5 Review and consideration of offers; discussions with Colliers; discussions with NBC	2.20	
06/13/2025	Discussions with Colliers on pricing; prepare for and attend meeting	1.80	
	\$1,070.00	per hour x total hrs	5.40 \$5,778.00

Hailey Liu

06/13/2025	Attend call with Broker on market update and strategy of revised pricing	0.50	
06/23/2025	Communicate to vendor for gardening service to comply with city notice	0.40	
	\$700.00	per hour x total hrs	0.90 \$630.00

Total Professional Services		CAD	\$6,408.00
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This is **Exhibit "G"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	August 11, 2025
Job No.	102900002638
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	August 11, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through July 31, 2025

Amount Due Current Invoice **\$9,801.75**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

Invoice No. August 11, 2025
 10290002638
 Job No. 500001.8239
 Terms Due Upon Receipt
 Due Date: August 11, 2025
 Currency CAD
 Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through July 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	6.50	\$6,955.00
Hailey Liu	Director	\$700.00	2.90	\$2,030.00
Tessa Chiricosta	Senior Consultant	\$500.00	0.70	\$350.00
Total Professional Services			10.10	\$9,335.00

Invoice Total	CAD Amount
	\$9,335.00
GST (5%)	\$466.75
Total Due	\$9,801.75



Invoice Detail

Invoice No. August 11, 2025
 Job No. 10290002638
 500001.8239

Total Professional Services Thomas Powell

07/03/2025	Prepare for discussion with NBC; review of Colliers updates	0.50		
07/11/2025	Application matters; review correspondence with counsel	1.20		
07/11/2025	Marketing matters; consider pricing strategy; correspondence from creditors	1.00		
07/17/2025	Internal discussions and consideration of market conditions and sales strategy	0.60		
07/18/2025	Internal discussions and consideration of market conditions and sales strategy	0.80		
07/23/2025	Review marketing strategy; prepare for and attend call with Colliers	1.00		
07/31/2025	Sales strategy; correspond with Colliers	1.40		
	\$1,070.00	per hour x total hrs	6.50	\$6,955.00

Hailey Liu

07/07/2025	Monthly cost run analysis	0.70		
07/22/2025	Call with broker, communication with City re site cleanup, communication with CRA re GST audit and preparation of requested documents	0.50		
07/23/2025	Call with broker, communication with City re site cleanup, communication with CRA re GST audit and preparation of requested documents	0.50		
07/24/2025	Call with broker, communication with City re site cleanup, communication with CRA re GST audit and preparation of requested documents	1.20		
	\$700.00	per hour x total hrs	2.90	\$2,030.00

Tessa Chiricosta

07/23/2025	On hold with bankruptcy highway; requesting reversal of bank charges	0.50		
07/30/2025	wire payments and approval	0.20		
	\$500.00	per hour x total hrs	0.70	\$350.00

Total Professional Services CAD \$9,335.00

This is **Exhibit "H"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	September 11, 2025
Job No.	102900002761
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	September 11, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through August 31, 2025

Amount Due Current Invoice **\$4,252.21**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

September 11, 2025
Invoice No. 102900002761
Job No. 500001.8239
Terms Due Upon Receipt
Due Date: September 11, 2025
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through August 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	1.60	\$1,712.00
Tessa Chiricosta	Senior Consultant	\$500.00	0.30	\$150.00
Total Professional Services			1.90	\$1,862.00

Expenses	Total
Legal Fees	\$2,187.72
Total Expenses	\$2,187.72

Invoice Total	CAD Amount
	\$4,049.72
GST (5%)	\$202.49
Total Due	\$4,252.21



Invoice Detail

September 11, 2025
 Invoice No. 102900002761
 Job No. 500001.8239

Total Professional Services
Thomas Powell

08/29/2025	Sales strategy; attend meeting with Colliers		1.60	
		\$1,070.00	per hour x total hrs	\$1,712.00

Tessa Chiricosta

08/20/2025	GST audit printing and compeonce with CRA agent		0.30	
		\$500.00	per hour x total hrs	\$150.00

Total Professional Services			CAD	\$1,862.00
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This is **Exhibit "I"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	October 07, 2025
Job No.	10290002846
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	October 07, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through September 30, 2025

Amount Due Current Invoice **\$6,678.00**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No. October 07, 2025
Job No. 102900002846
Terms 500001.8239
Due Date: Due Upon Receipt
Currency October 07, 2025
Tax Registration: CAD

Re: Receivership

Current Invoice Period: Charges posted through September 30, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	3.00	\$3,210.00
Hailey Liu	Director	\$700.00	4.50	\$3,150.00
Total Professional Services			7.50	\$6,360.00

Invoice Total	CAD Amount
	\$6,360.00
GST (5%)	\$318.00
Total Due	\$6,678.00



Invoice Detail

Invoice No. October 07, 2025
 Job No. 10290002846
 500001.8239

Total Professional Services Thomas Powell

09/08/2025	Sales matters; discussions with Colliers; establishing a bid deadline	1.50	
09/25/2025	Review and consideration of bids; edit lender update prepared by H. Liu	1.50	
	\$1,070.00	per hour x total hrs	3.00 \$3,210.00

Hailey Liu

09/17/2025	Process CRA request	0.40	
09/22/2025	Call with broker on the submitted offers, prepare offer comparison lender update	0.30	
09/24/2025	Call with broker on the submitted offers, prepare offer comparison lender update	1.90	
09/25/2025	Call with broker on the submitted offers, prepare offer comparison lender update	1.40	
09/26/2025	Call with broker on the submitted offers, prepare offer comparison lender update	0.50	
	\$700.00	per hour x total hrs	4.50 \$3,150.00

Total Professional Services	CAD	\$6,360.00
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This is **Exhibit "J"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.

A handwritten signature in black ink, appearing to be 'J. All', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	November 14, 2025
Job No.	102900002990
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	November 14, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through October 31, 2025

Amount Due Current Invoice **\$24,578.40**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. A/S T10073 C.P. 10073, Succursale A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
 610 - 1155 West Pender Street
 Vancouver, BC V6E 2P4
 Canada

November 14, 2025
Invoice No. 102900002990
Job No. 500001.8239
Terms Due Upon Receipt
Due Date: November 14, 2025
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through October 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	14.50	\$15,660.00
Hailey Liu	Director	\$745.00	10.40	\$7,748.00
Total Professional Services			24.90	\$23,408.00

Invoice Total	Amount CAD
	\$23,408.00
GST (5%)	\$1,170.40
Total Due	\$24,578.40



Invoice Detail

Invoice No.
Job No.

November 14, 2025
10290002990
500001.8239

Total Professional Services Thomas Powell

10/02/2025	Discussions with Colliers; follow-up on bids received	0.50		
10/03/2025	Discussions with Colliers; follow-up on bids received	1.50		
10/09/2025	Discussions with brokers; discussions with NBC; negotiating with potential purchasers	1.20		
10/10/2025	Discussions with brokers; discussions with NBC; negotiating with potential purchasers	1.70		
10/14/2025	Finalize accepted agreement with Epix; discussions with Epix re break fees; draft First Report	1.80		
10/15/2025	Finalize accepted agreement with Epix; discussions with Epix re break fees; draft First Report	1.00		
10/16/2025	Finalize accepted agreement with Epix; discussions with Epix re break fees; draft First Report	2.00		
10/17/2025	Finalize accepted agreement with Epix; discussions with Epix re break fees; draft First Report	2.80		
10/29/2025	Review and edit Court report	2.00		
			\$1,080.00	per hour x total hrs
			14.50	\$15,660.00

Hailey Liu

10/01/2025	Call with broker on the submitted offers, update with lender, discussion of offer comparison.	0.70		
10/02/2025	Call with broker on the submitted offers, update with lender, discussion of offer comparison.	0.60		
10/03/2025	Call with broker on the submitted offers, update with lender, discussion of offer comparison.	0.40		
10/06/2025	Call with potential purchaser to understand potential share sale, call with broker to understand market, offers on hand and potential counter offer price, assess new offer, report to lender on response to counter offer	0.50		
10/07/2025	Call with potential purchaser to understand potential share sale, call with broker to understand market, offers on hand and potential counter offer price, assess new offer, report to lender on response to counter offer	0.40		
10/09/2025	Call with potential purchaser to understand potential share sale, call with broker to understand market, offers on hand and potential counter offer price, assess new offer, report to lender on response to counter offer	0.20		

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. November 14, 2025
 Job No. 102900002990
 500001.8239

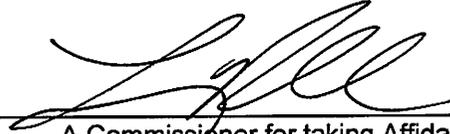
10/10/2025	Call with potential purchaser to understand potential share sale, call with broker to understand market, offers on hand and potential counter offer price, assess new offer, report to lender on response to counter offer	0.30	
10/15/2025	Draft first report of the receiver, review purchase agreement, communicate with counsel	2.30	
10/16/2025	Draft first report of the receiver, review purchase agreement, communicate with counsel	3.50	
10/22/2025	Finalize the receiver's report	0.80	
10/23/2025	Finalize the receiver's report	0.20	
10/29/2025	Update receiver's first report re counsel's comments	0.50	
	\$745.00	per hour x total hrs	10.40 \$7,748.00

Total Professional Services	CAD	\$23,408.00
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com

This is **Exhibit "K"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	December 11, 2025
Job No.	102900003100
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	December 11, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through November 30, 2025

Amount Due Current Invoice **\$1,016.93**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. A/S T10073 C.P. 10073, Succursale A Toronto, ON M5W 2B1 Canada
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Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	December 11, 2025
Job No.	102900003100
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	December 11, 2025
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through November 30, 2025

Name	Title	Rate	Hours	Total
Hailey Liu	Director	\$745.00	1.30	\$968.50
Total Professional Services			1.30	\$968.50

Invoice Total	Amount CAD
	\$968.50
GST (5%)	\$48.43
Total Due	\$1,016.93

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada
GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

December 11, 2025
102900003100
500001.8239

Total Professional Services Hailey Liu

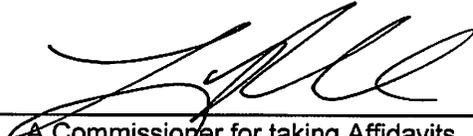
11/04/2025	Review comments for receiver's report, finalize receiver's report for application	0.20		
11/10/2025	Second review of motion materials, review filed motion materials, update CF site, respond to lender regarding status of any priority claim and view of bankruptcy	0.30		
11/12/2025	Second review of motion materials, review filed motion materials, update CF site, respond to lender regarding status of any priority claim and view of bankruptcy	0.20		
11/13/2025	Second review of motion materials, review filed motion materials, update CF site, respond to lender regarding status of any priority claim and view of bankruptcy	0.30		
11/24/2025	Respond to counsel question, communicate with broker re closing sale transaction	0.20		
11/25/2025	Respond to counsel question, communicate with broker re closing sale transaction	0.10		
			\$745.00	per hour x total hrs
				1.30
				\$968.50

				Total Professional Services	CAD	\$968.50
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FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com

This is **Exhibit "L"** referred to in **Affidavit #1** of **Tom Powell**, affirmed before me at Vancouver, British Columbia, this 27th day of January, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No.	January 05, 2026
Job No.	102900003171
Terms	500001.8239
Due Date:	Due Upon Receipt
Currency	January 05, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through December 31, 2025

Amount Due Current Invoice **\$1,445.33**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

By the Bay Home Development Ltd.
610 - 1155 West Pender Street
Vancouver, BC V6E 2P4
Canada

Invoice No. January 05, 2026
Job No. 102900003171
Terms 500001.8239
Due Date: Due Upon Receipt
Currency: January 05, 2026
CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through December 31, 2025

Name	Title	Rate	Hours	Total
Hailey Liu	Director	\$745.00	1.70	\$1,266.50
Tessa Chiricosta	Senior Consultant	\$550.00	0.20	\$110.00
Total Professional Services			1.90	\$1,376.50

Invoice Total	Amount CAD
	\$1,376.50
GST (5%)	\$68.83
Total Due	\$1,445.33



Invoice Detail

Invoice No. **January 05, 2026**
 Job No. **102900003171**
500001.8239

Total Professional Services
Hailey Liu

12/04/2025	Review sales completion documents		0.50	
12/05/2025	Review sales completion documents		0.50	
12/09/2025	Review proposed distribution, review sale proceeds, update statement of receipts and disbursements, respond to Bank update inquiry		0.70	
		\$745.00	per hour x total hrs	1.70 \$1,266.50

Tessa Chiricosta

12/02/2025	Depositing cheques		0.20	
		\$550.00	per hour x total hrs	0.20 \$110.00

	Total Professional Services	CAD		\$1,376.50
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